

PETITION FOR ZONING VARIANCE 85-69-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.28.2 -

maximum building width of 852' ft. in lieu of the maximum permitted 300 ft.

building width of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The existing structures, which originally served as St. Charles Seminary, have been converted into Charlestown Retirement Community. The construction of three additional portions to the original building group is a logical extension to maintain covered, weatherproof access for all residents to central facilities such as dining, health care, personal care, etc. A Special Hearing is also being requested to review the plan since substantial changes have been made to the plan since the previous Variances (83-91-A) were granted on October 18, 1982.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Not Applicable.
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
St. Charles Associates, Ltd.
(Type or Print Name)
Signature John Erickson, General Partner
(Type or Print Name)
Signature

Address
City and State

Attorney for Petitioner: J. Carroll Holzer
Holzer, Fisher and DeMillo
(Type or Print Name)
Signature
Address
City and State

711 Maiden Choice Lane 788-0544
Address Phone No.
Catonsville, Maryland 21228
City and State

305 West Chesapeake Avenue, Suite 110
Address
Towson, Maryland 21204
City and State
Telephone No.: 825-6960

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Robert F. Bradley
Daft-McCune-Walker, Inc.
530 East Joppa Road
Towson, Maryland 21204 296-3333
Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 25th day of July, 1984.

that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of September, 1984, at 11:00 o'clock.

Cal J. Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner Date: August 24, 1984
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-69-A
St. Charles Associates, Ltd.

The plan was approved by the CRG on May 24, 1984.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 4, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
000
Nicholas B. Commodari
Chairman

J. Carroll Holzer, Esquire
305 West Chesapeake Avenue
Suite 110
Towson, Maryland 21204

RE: Item No. 23 - Case No. 85-69-A
St. Charles Associates, Ltd.
Variance Petition

Dear Mr. Holzer:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your clients' proposal to construct a large addition to the existing complex, this hearing is required. As you are aware, a portion of this property was the subject of a previous zoning hearing (Case No. 83-91-A).

In accordance with my recent conversation with Mr. Robert Bradley of Daft, McCune and Walker, Inc., he indicated that he would contact Mr. Michael Flanagan, Department of Traffic Engineering, and be prepared to discuss his comment at this hearing.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI
Chairman

NBC:bsc
Enclosures
cc: Daft, McCune and Walker, Inc.
530 E. Joppa Road
Towson, Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 23 -ZAC- Meeting of July 31, 1984
Property Owner: St. Charles Assoc., Ltd.
Location: NE/S Maiden Choice Lane 1539' N/W from c/l Wilkens Avenue
Existing Zoning: D.R. 3.5, D.R. 10.5 and O-2
Proposed Zoning: Variance to permit a maximum width of building elevation to permit a building width of 852'.

Acres: 24.58
District: 1st

Dear Mr. Jablon:

This site was reviewed as a C.R.G item and the changes recommended have not been made.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cam

COUNTY REVIEW GROUP MEETING
Thursday, May 24, 1984

CHARLESTOWN PHASES IA, II, III and IV
DISTRICT 1 CI

COUNTY REVIEW GROUP - THOSE PRESENT

Catherine L. Warfield, Chairman - Dept. of Public Works
Eugene A. Bober, Co-Chairman - Office of Planning

Agency Representatives

Diana Iiter - Office of Zoning
Paul Knoch - Bureau of Public Services
Gry Jones - Traffic Engineering

Developer and/or Representatives

Kevin Glover - Charlestown
John Erickson - Charlestown
Robert P. Bradley - Daft-McCune-Walker, Inc.
Ed Haile - Daft-McCune-Walker, Inc.
Juan Stern Tansey - Daft-McCune-Walker, Inc.
Carroll Holzer

The meeting was convened at 11:05 a.m. by Mrs. Catherine L. Warfield, Chairman of the County Review Group.

The plan was presented by Mr. Robert Bradley, representing Daft-McCune-Walker, Inc., the developer's engineer.

Mr. Bober summarized the written comments submitted from Fire Dept., Recreation and Parks, Plans Review, Health Dept., Traffic Engineering, Planning, Zoning, Developers Engineering Division. A copy of these comments was given to developer and developer's engineer, and have also been made a part of these minutes.

Mr. Bober cautioned the developer that allocations for sanitary sewer in the Patapsco Drainage Area may be revised in the future; there is no guarantee that they will be available when the project proceeds.

The main entrance location must be relocated if the grade on Maiden Choice Lane cannot be lowered to provide adequate site distance. The northernmost entrance must be a two-way use access as opposed to the proposed exit facility provided.

A second walkway must be provided from the loop road through the site to the adjacent shopping center.

Traffic comments must be addressed prior to approval of a Development Plan. Revisions required in red on the plan; a 50' buffer also per zoning comments must be redlined on the plan.

CHARLESTOWN PHASES IA, II, III and IV

-2-

May 24, 1984

The remainder of the site may be developed if zoning of the site is reclassified. The existing road pattern is unsatisfactory to serve 1000 projected units; therefore, future development must address this issue.

The plan was approved by the Dept. of Public Works and Office of Planning as modified, and the meeting was adjourned at 11:50 a.m.

ckw

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 25th day of July, 1984.

Arnold Jablon
Zoning Commissioner

Petitioner: St. Charles Assoc., Ltd.
Received by: Nicholas B. Commodari
Petitioner's J. Carroll Holzer, Esq.
Attorney: Nicholas B. Commodari
Advisory Committee

AUG 1 1984

Financial Facts

NOne in the Baltimore area, and only a handful of life-care retirement communities nationwide, promises to refund your entire entry deposit. Only at Charlestown can you get such a sound financial commitment. We will refund your deposit (100%) to either you or your estate at whatever time you are no longer under the care of Charlestown and your apartment is vacated and replaced with a new care agreement. No one else offers this full recovery of your investment.

Plus, the monthly fees at Charlestown begin at under \$500. This is considerably lower than anything you will find anywhere near Baltimore.

In fact, for many of you, the monthly fee is less than you receive each month from Social Security alone.

Your Entry Deposit And Monthly Fee Covers:

- The cost of your accommodation.
- All utility bills and deposits.
- Preparation and service of the main daily meal in the Dining Room.
- Professional security.
- Maintenance of common areas and grounds.
- Use of activity centers.
- Medical insurance.
- Life-care administration.
- Spiritual and cultural programs in the Chapel.
- Many additional services.

ALONG with those many services covered by your monthly fee, Charlestown also offers extensive personal services which are charged on an individual usage basis. By charging for these services separately, we are able to keep monthly fees modest and fair, and we are able to assure you that residents pay only for those community services which are substantially beneficial to all residents. Services charged on an individual fee basis include:

- Housekeeping
- Linens (sheets and towels)
- Meals brought to apartments
- Guest meals
- Assisted living services (breakfast and lunch, nurses aide, etc.)

What do I like about Charlestown?

"The unique and timeless quality of the historic buildings which are being carefully restored...the hillside location with its breathtaking daytime and nighttime view of the city...the beautiful Renaissance Chapel with its magnificent organ, and the religious services and musical events held there...the many acres of grounds to enjoy with my dog...good meals served in a lovely dining room by an efficient and caring staff..."

"But above all, I enjoy the friendliness of the residents — wonderful people who make each newcomer feel so very welcome."

Joan Whittaker

How To Make Your Application:

The only way to determine if you qualify for residency at Charlestown is to file an application at Charlestown's administration office. The application information required includes a financial statement, medical history, and an examination by the Charlestown medical director. Your completed application will be submitted for approval to Charlestown's professional (non-resident) Board of Acceptance, and will be treated with strict confidentiality at all times.

Because the processing of your application will involve extensive staff time and requires that Charlestown pay fees for an assortment of professional services, we must charge a \$150 non-refundable processing fee for each applicant.

At the same time as you file your application, you will also need to submit a check for \$1,000 as a deposit on your new apartment at Charlestown. This deposit, and all subsequent entry deposits, is fully and immediately refundable at any time prior to your moving into the community, and 100% refundable after your move as well.

Accommodation Description	Returnable Entrance Deposits Begin At	Monthly Fee
Economy Efficiency	\$27,400	\$468
Standard Efficiency	\$34,400	488
Economy Studio	\$39,900	508
Standard Studio	47,400	528
Large Studio	49,900	548
Extra Large Studio	55,400	568
Economy One Bedroom	65,400	588
Standard One Bedroom	67,400	599
Extra Large One Bedroom	71,400	619
Economy Two Bedroom	73,400	639
Standard Two Bedroom	79,400	679
Extra Large Two Bedroom	81,400	688
Two Bedroom Townhouse	92,900	750
Second Person Occupancy (in each accommodation)		228

Fee schedule is subject to change without notice prior to application and occupancy. For more details, call a Charlestown representative at (301) 247-3400.

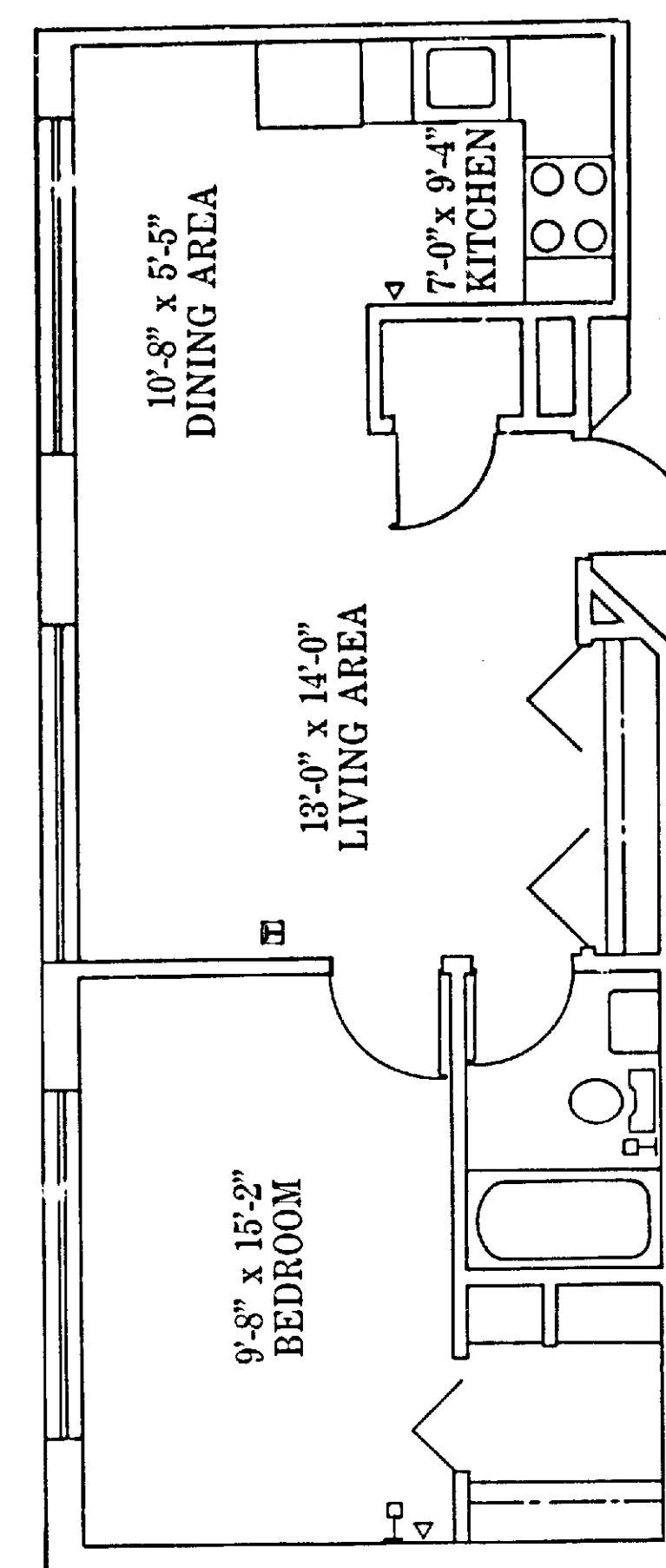
"We're very happy here. Every time we look around we feel like we've received more than we bargained for. We recommend Charlestown to anyone!"

"We knew we would like it even before we moved in since we didn't see any other place that could even compare. We had researched every retirement community in Maryland and in the adjoining states. When we first saw Charlestown we signed up right away."

"And when we see other people looking about, we want to tell them to simply look no further...to sign up now, while there are still some apartments available."



Roger and Emily Cissel

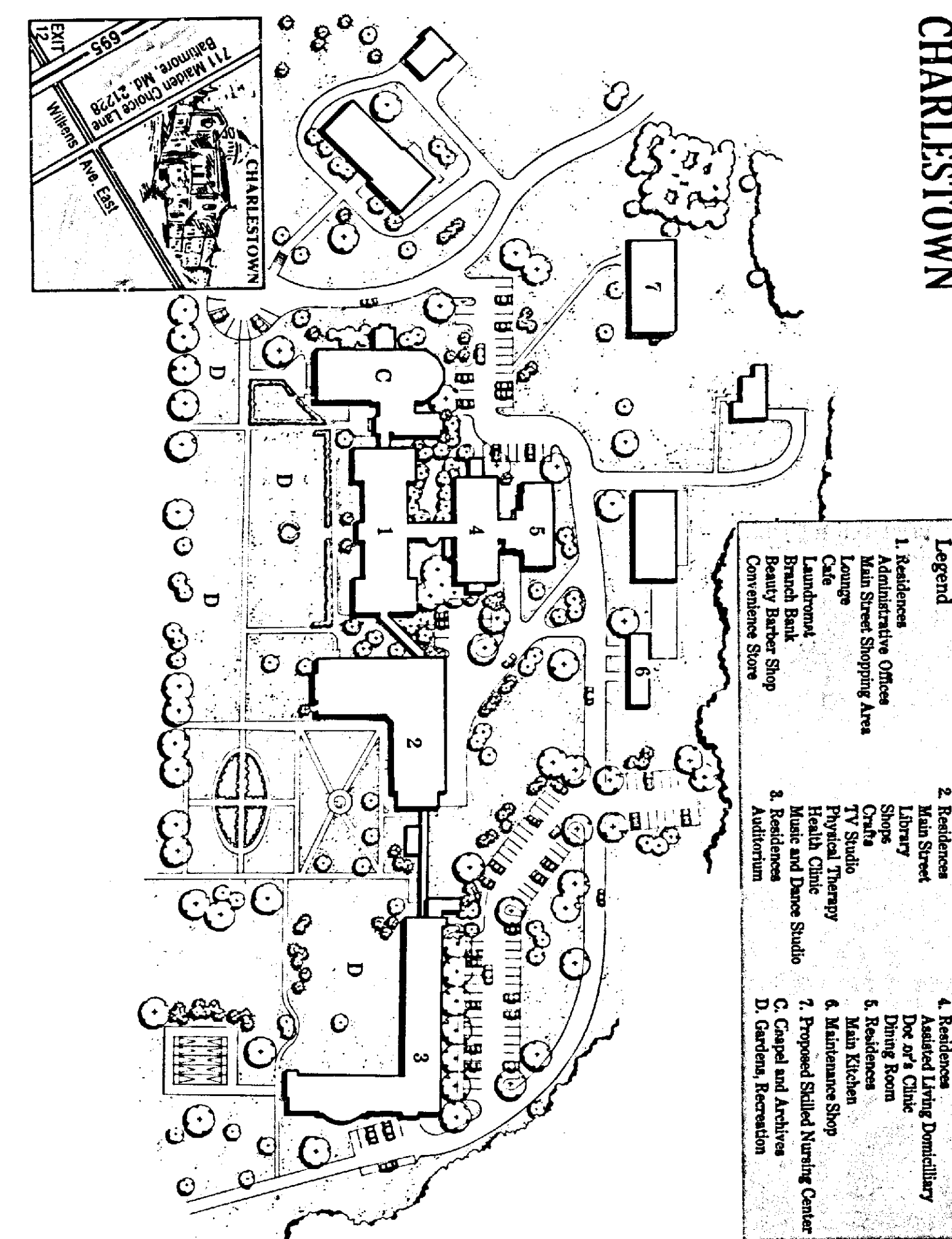


LEGEND
CH EMERGENCY CALL STATION
TV TELEPHONE OUTLET
TELEVISION OUTLET

STANDARD ONE BEDROOM APT.

From sleeping to bath to kitchen, every room is thoughtfully designed to provide the best of both worlds.

CHARLESTOWN



Ask The Residents

It's the PEOPLE!

"Before I had a chance to evaluate the conditions, the facilities, the food, I was extremely impressed with the warmhearted reception I received from both the residents and the staff."

"Right now, Charlestown fits my personal needs very well."

"Looking ahead, I can envision a lifetime vacation."

Marge Miko

"I especially appreciate the security and the freedom from home maintenance. I can just lock the door and go where I please. That, to me, is important at 81."

John Dockman

"I was schooled to love people and animals — but I also love Charlestown."

"Financially, the one hundred percent refundable deposit is a feature you won't find anywhere else."

"But what really sold me were the stately buildings and the magnificent old trees throughout the grounds. You won't find such pleasant scenery for walking anywhere else either."

Jerry Tall

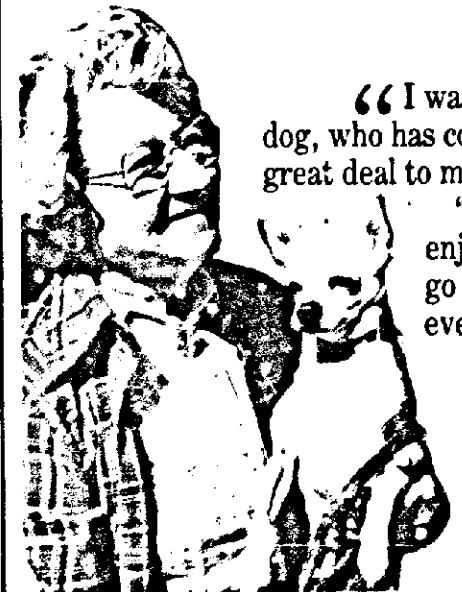
"It is wonderful to wake on snowy, icy or rainy Sunday mornings and know that I will be able to attend Mass without going out in the storm."

"The many activities range from trips to places of interest and weekly prayer meetings to sewing bees and card games. You can participate in as few or as many as you like."

"And I am really enjoying this freedom from the worry, frustration and expense of maintaining a house and its grounds in good repair."

"Plus, I am sleeping much better these nights."

Thelma Weller



"I was able to bring my dog, who has come to mean a great deal to me."

"And I especially enjoy being able to go to church so easily every day."

Johanna Fischl

"I like everything about Charlestown. It is a lovely place—and an answer to 3 1/2 years of problems for me."

"I was afraid to stay alone. I now feel safe when I go to bed at night."

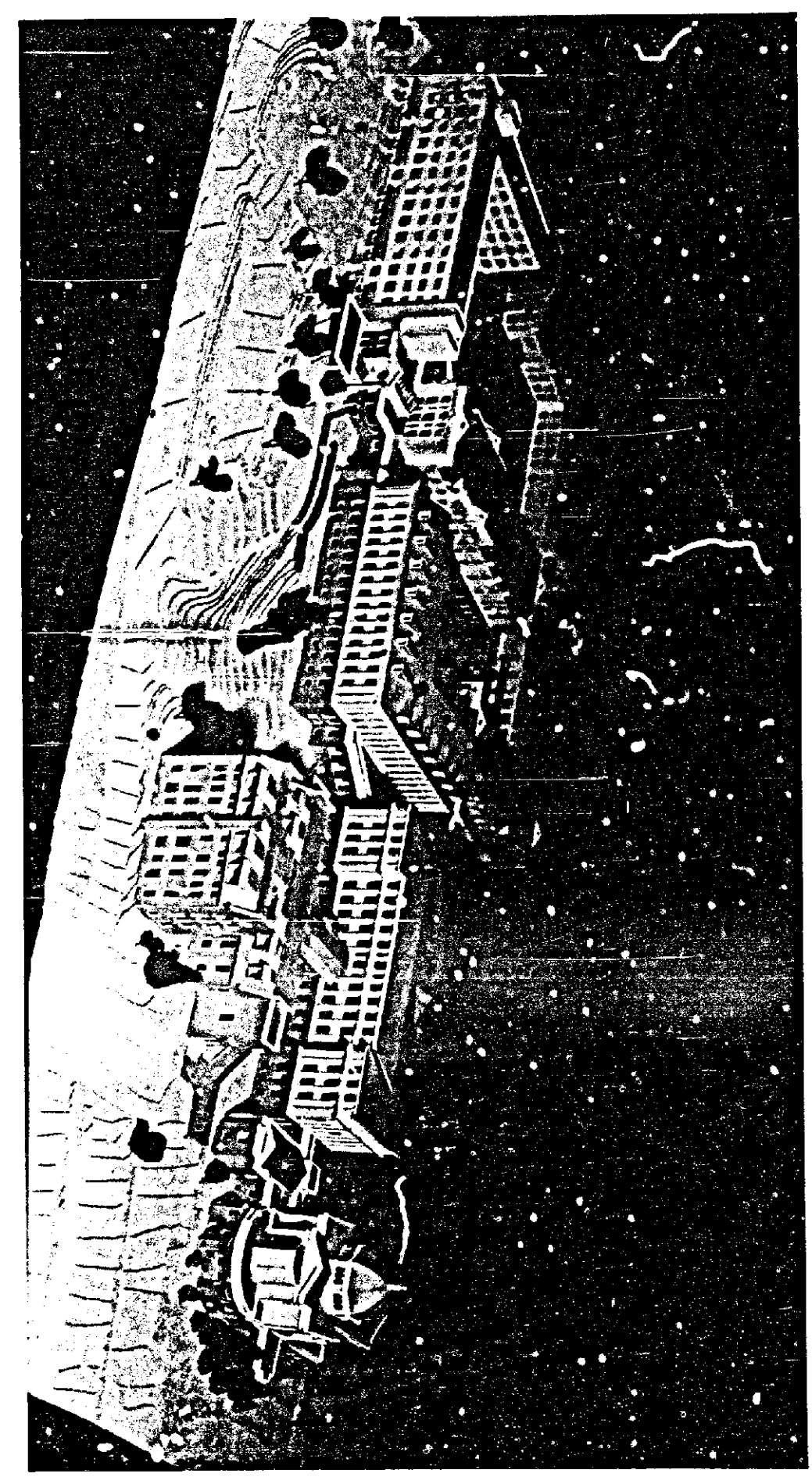
"It's peaceful here. And there is always someone around to talk to."

"Everyone who has come to visit me has loved it. And I've come to stay a long time."

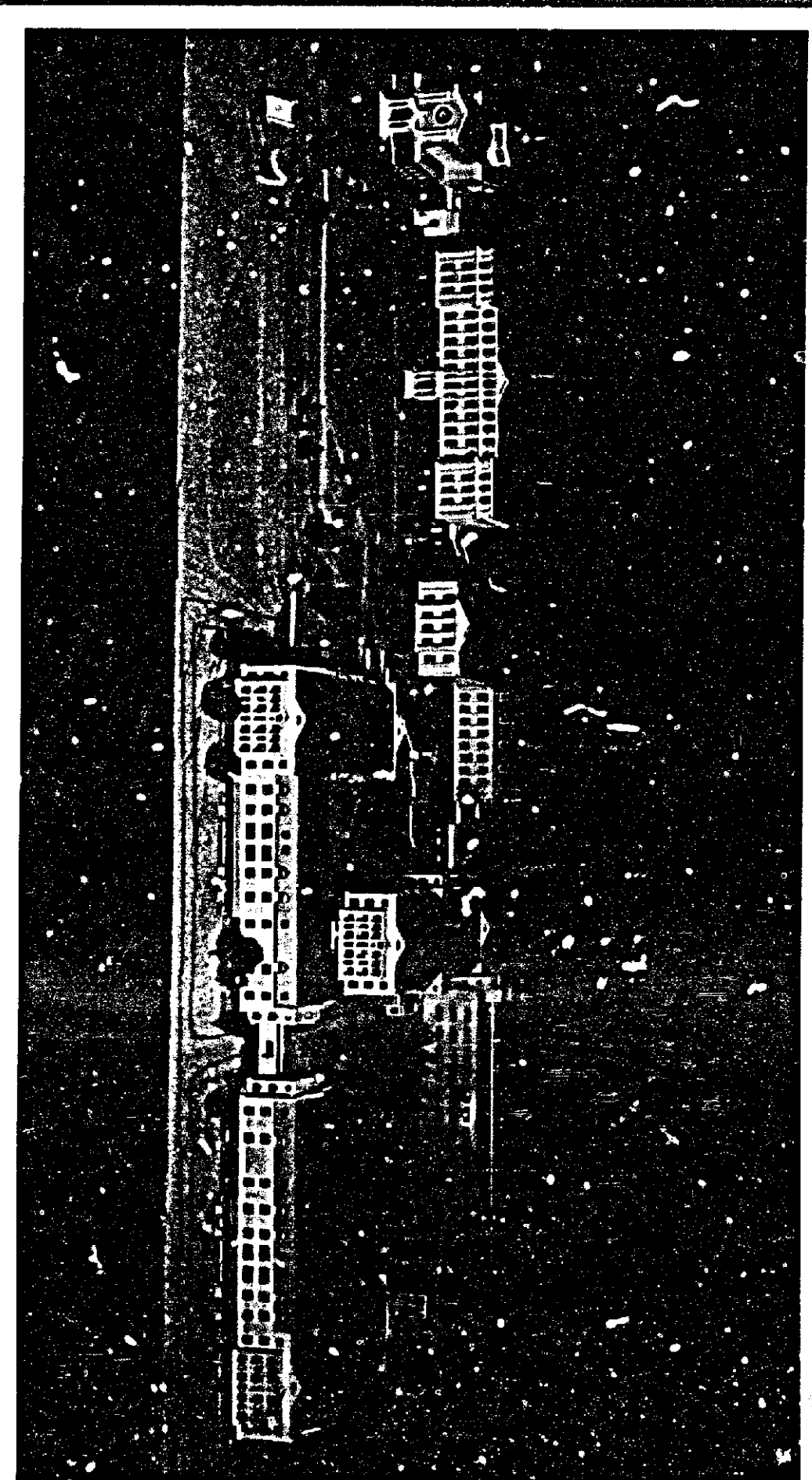
Edna Mount

"The thing I really like about Charlestown is the friendliness of the residents — and the fact that I can watch others do all the outside work."

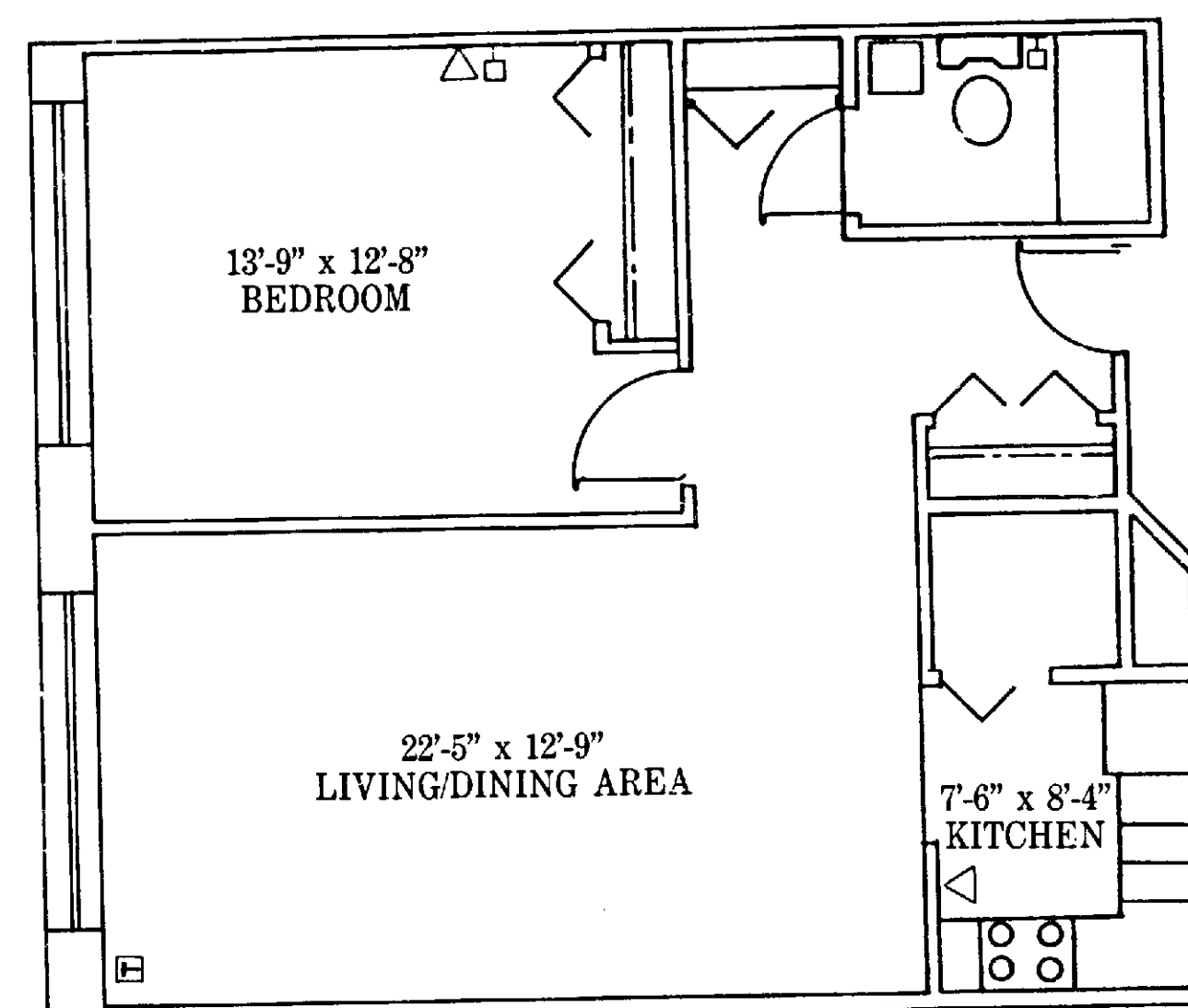
Dorothy Mulligan



Patricia and 30



Patricia and 30



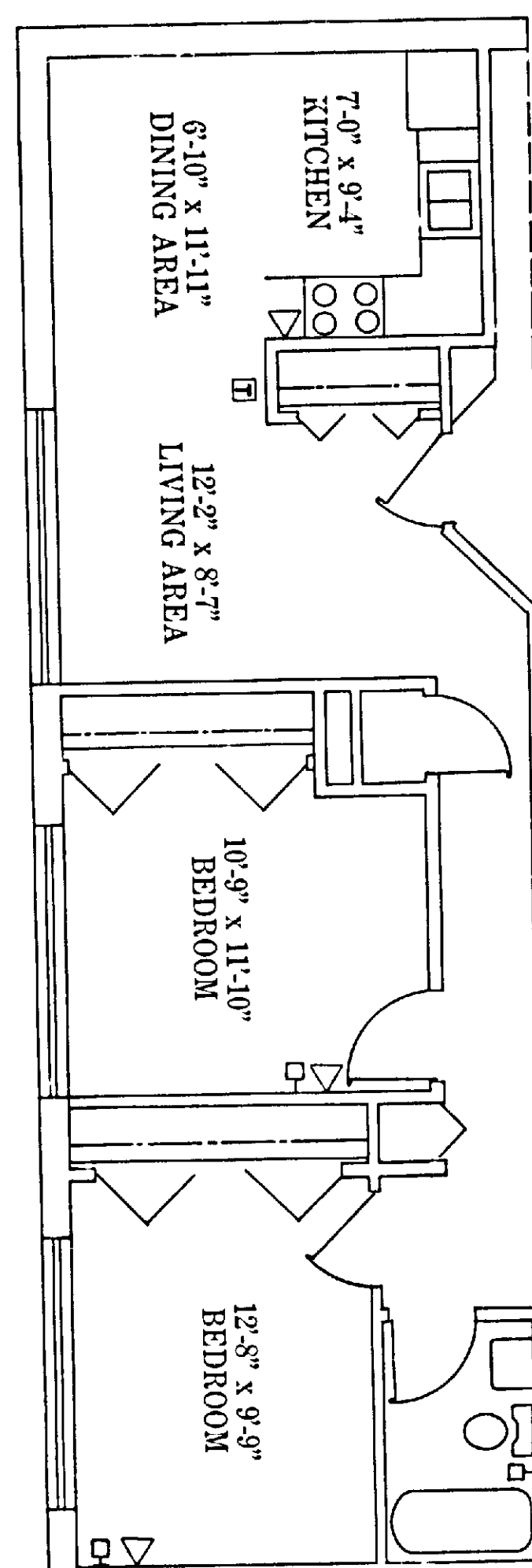
LARGE 1 BEDROOM APT.

LEGEND
 EMERGENCY CALL STATION
 TELEPHONE OUTLET
 TELEVISION OUTLET

Note: All dimensions are approximate. These are typical, but there are many more plans to choose from.

STANDARD TWO BEDROOM

LEGEND
 EMERGENCY CALL STATION
 TELEPHONE OUTLET
 TELEVISION OUTLET



The Charlestown Checklist

To enumerate everything Charlestown offers would be virtually impossible. This checklist, however, will help you see how extensively we have prepared for your comfort.

- Your Apartment:**
- ☒ Wall-to-wall carpeting; your choice of colors
 - ☒ Many sizes and floorplans to choose from
 - ☒ Efficient individually controlled heating/air conditioning (all utilities covered in monthly fee)
 - ☒ Modern electric range and refrigerator
 - ☒ Modern bathroom fixtures with safety bar in tub/shower
 - ☒ Phone and closed-circuit cable television connections
 - ☒ 24-hour emergency alert call systems in each apartment
 - ☒ Automatic fire alarm and sprinkler system in each apartment
- Your Facilities:**
- ☒ One of the world's most beautiful Chapels
 - ☒ An elegant Dining Room
 - ☒ Plushly furnished lounge and waiting area
 - ☒ Cafe serving breakfast and lunch selections
 - ☒ Well-stocked Convenience Store
 - ☒ Community Post Office with daily pickup and delivery on premises
 - ☒ Full service Branch of The Savings Bank of Baltimore
 - ☒ Pharmacy Gift Shop
 - ☒ Therapeutic Spa
 - ☒ Library
 - ☒ Crafts Rooms
 - ☒ Music and Dance Studio
 - ☒ TV Studio
 - ☒ Auditorium
 - ☒ 50-Acre Private Bird Sanctuary
 - ☒ Courtesy Bus for shopping and trips
- Convenience:**
- ☒ Centrally located self-service washers and dryers (no charge)
 - ☒ Illuminated parking areas
 - ☒ Spacious and convenient elevators
 - ☒ Wheelchair access to all facilities
 - ☒ Extensive on-premise health services (please see details elsewhere)
- Your Conveniences:**
- ☒ 24-hour building and grounds security
 - ☒ 24-hour emergency call system
 - ☒ Complete building and grounds maintenance
 - ☒ Door-to-door pickup service for trash
 - ☒ Enclosed walkways connecting all facilities
 - ☒ Courtesy Bus
 - ☒ Main daily meal served in Dining Room
 - ☒ Dining accommodations for special diets
- Your Activities:**
- ☒ Spiritual Services and Study Groups
 - ☒ Daily Mass
 - ☒ Gardening Club
 - ☒ Knitting/Quilting/Sewing Club
 - ☒ Exercise Classes
 - ☒ Well-equipped Workshop
 - ☒ Library
 - ☒ Arts & Crafts
 - ☒ On-premise Concerts, Movies, Speakers, Travel Presentations
 - ☒ On-premise Nature Walks, Picnics, Teas, Dances
 - ☒ Happy Hour and special parties
 - ☒ Group Social and Cultural Trips

Experts



"Going to the doctor is so easy. You get there by elevator, instead of by car. No waiting. And if he gives you a prescription you just take it down the hall to the Pharmacy."

Muriel Caulfield

"I either saw or found out about every retirement home in Maryland, and one in Delaware. Several things drew me to Charlestown: the location, the atmosphere, the friendly staff. Price also had a good deal to do with the decision. It compared very favorably in both the entry deposit and monthly fee. And this was the only place I found that offers a full refund policy."

"There are so many things I like about Charlestown, beginning with the people and the atmosphere. I remember seeing the pictures of what it was to be and the descriptions in the brochures — and I haven't found things to be otherwise since moving here."

Pete Peters

Your Generation Is:

Unique. Never in the entire history of mankind has single generation ushered in so much change.

Whether measuring in terms of quantity or quality, the progress that the world has achieved in your lifetime is simply astounding.

Conveniences like electricity, plumbing, telephones and automobiles all existed well before the turn of the century—but they were mere novelties. You recognized their inherent values, converted them from novelties to luxuries, from luxuries to necessities. You did it in stride.

And it was in those same long but ever more confident strides that you weathered and won two wars of global proportion—the second one being the greatest and most definitive fight for freedom that the world has ever witnessed.

In the steady course of your lifetime, you have taken the phenomenon of flying from a human impossibility to a commonplace routine. Exceeding even the highest expectations which existed at the time of your birth, you set the stage and then tuned in as America walked on the Moon.

You proved that gasoline and pistons could do the work of mules. You proved that machines could free the minds and time of men and women.

The world you were born into was one fraught with contagious deadly diseases. One-by-one, you defeated them.

All in stride.

And it is no surprise that now, in your retirement years, you have progressed again. You have created the reality of communities which meet your special needs for companionship, activity and health care. Not new needs. The elderly have always had particular needs—but yours is the first generation that has stepped forward with a proven solution rather than accept being barricaded behind the problem.

No single person accomplished any of these major advances. But your generation not only saw it all—it did it all. It turned the "world around."

Progress will continue, but it is doubtful that any future generation will experience such an astounding improvement in the world into which it is born. Change typically comes by degrees. Your generation accommodated it by dimensions.

And for your work, you deserve only the best.

CHARLESTOWN

711 Maiden Choice Lane
 Catonsville, MD 21228
 301-247-3400

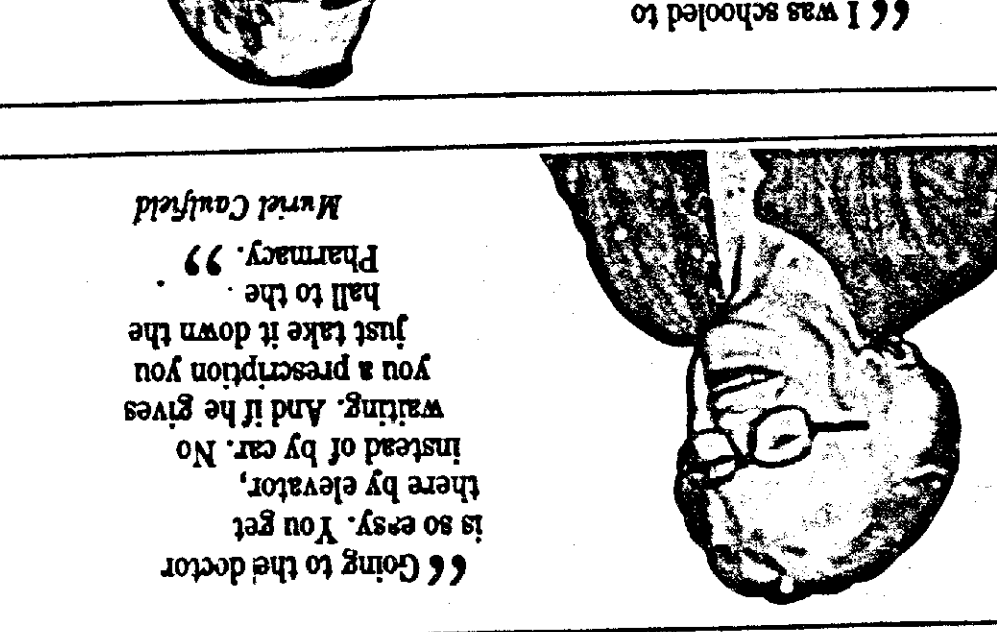
Warner Kern

"I must say I'm very happy here, and couldn't have chosen a better place to live. I looked at three other communities and had the best proposition. To get in the others you had to give up all your money. Here, they give you your money back. 'Am I disappointed with anything at Charlestown? Absolutely not! It's everything I expected it to be.'"



Jerry Tull

"I was schooled to love people and animals—but I also love Charlestown. I found it a feature you haven't found elsewhere else. But what really sold me were the magnificent old trees throughout the grounds. You won't find such pleasant scenery for walking anywhere else either."



Muriel Caulfield

"Going to the doctor is so easy. You get there by elevator, instead of by car. No waiting. And if he gives you a prescription you just take it down the hall to the Pharmacy."



CHARLESTOWN
 711 Maiden Choice Lane
 Catonsville, Md. 21228

"It's the PEOPLE..."

Marge Miko - Page 12



"It's a very friendly group of people and we love it..."

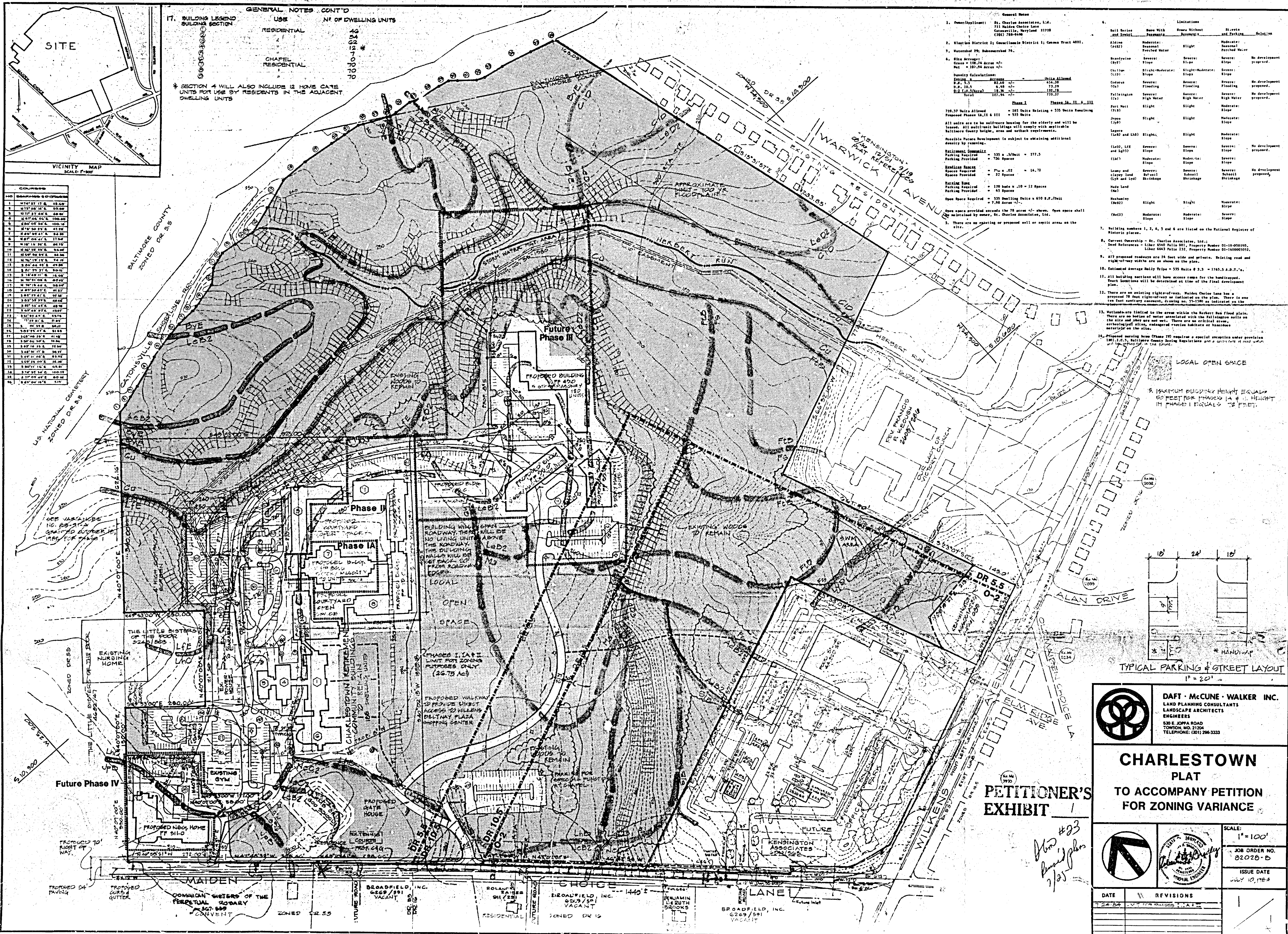
Fred Brandt - Page 3

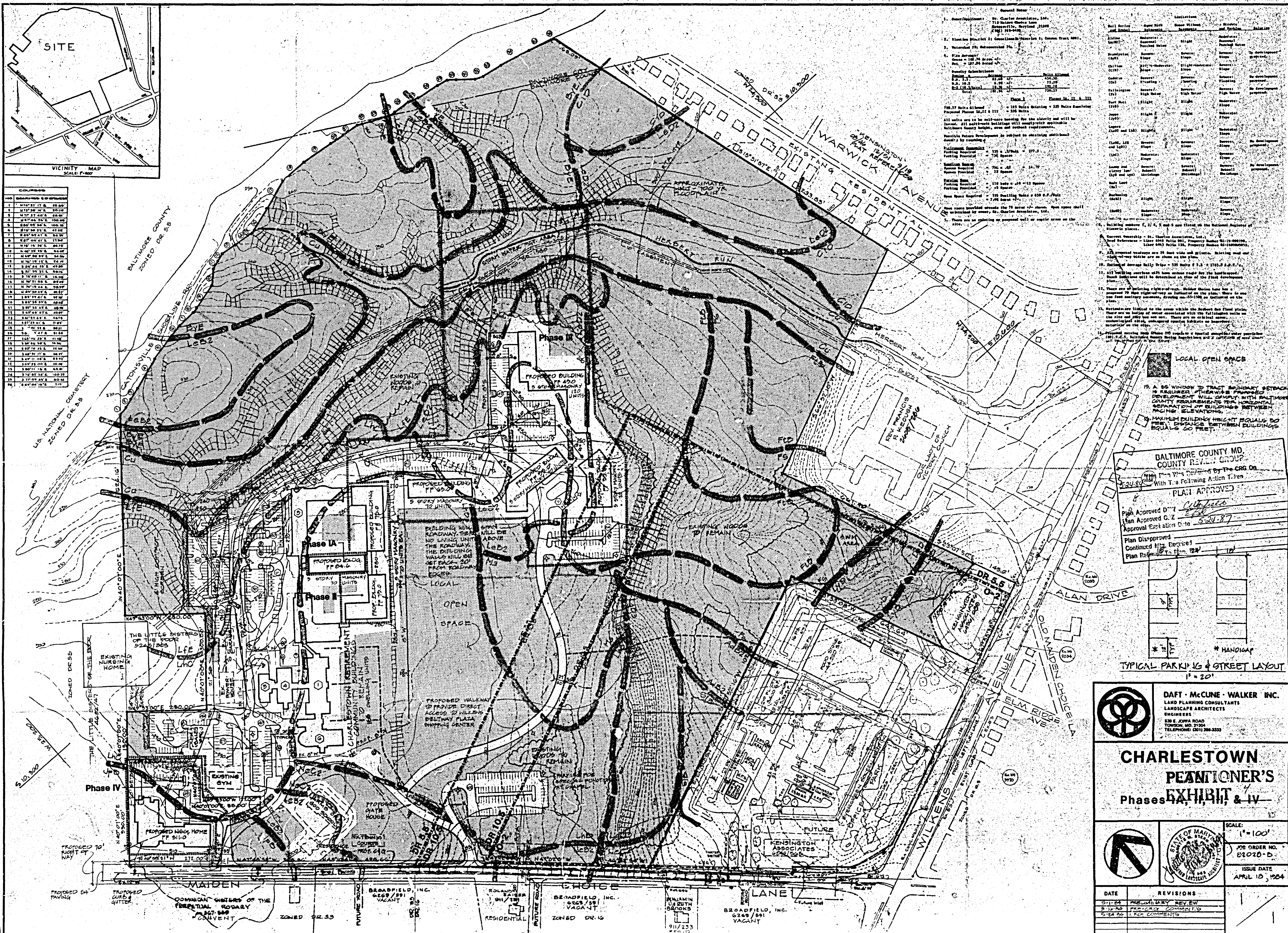
"I love it here. I have since the first day I moved in..."

Mary Doyle - Page 1



Sub Rate
 U.S. Postage
 # A1D
 Permit #1
 Baltimore, MD



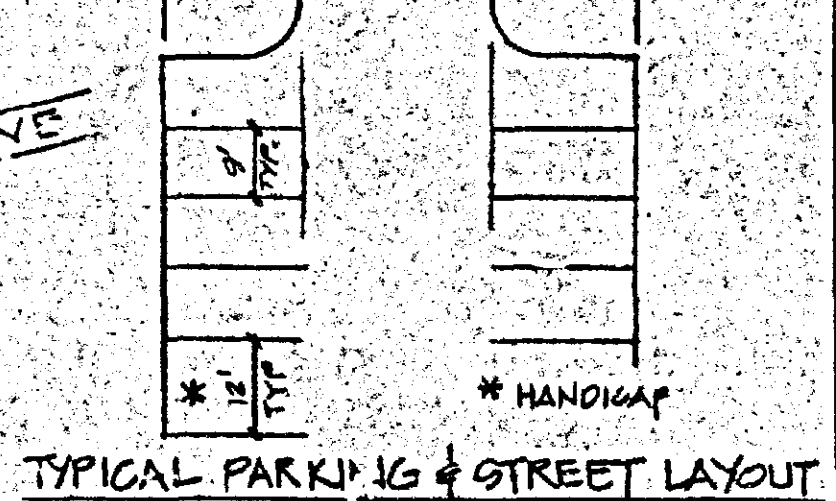
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LOCAL OPEN SPACE

15. A 55 WINDOW TO TRACT BOUNDARY SETBACK IS REQUIRED. THE MINIMUM SETBACK FOR DEVELOPMENT WILL COMPLY WITH BALTIMORE COUNTY REQUIREMENTS FOR HORIZONTAL SEPARATION OF BUILDINGS BETWEEN FACING ELEVATIONS.

16. MAXIMUM BUILDING HEIGHT EQUALS 50 FEET. DISTANCE BETWEEN BUILDINGS EQUALS 50 FEET.

BALTIMORE COUNTY, MD.
 COUNTY REVENUE GROUP
 Plan No. 524-87 Approved By The CRG Co.
 With The Following Action Taken
 PLANT APPROVED
 City of Citizens
 Plan Approved D. V. 1968
 Plan Approved G. Z. 1968
 Approval Expiration Date 5-24-87
 Plan Disapproved
 Continued Mts. Required
 Plan Rejected To Plan 124



	<p style="text-align: center;">DAFT • McCUNE • WALKER INC.</p> <p style="text-align: center;">LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS</p> <p style="text-align: center;">530 E. JOPPA ROAD TOWNSON, MD. 21204 TELEPHONE: (301) 284-3333</p>
<h1 style="margin: 0;">CHARLESTOWN</h1> <h1 style="margin: 0;">PEANITIONER'S</h1> <h1 style="margin: 0;">EXHIBIT</h1> <p style="font-size: 1.5em; margin: 0;">Phases I^A, II, III, & IV</p>	
	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;">  </div> <div style="width: 35%;"> <p>SCALE: 1" = 100'</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 60%;"> <p>JOB ORDER NO. 82020-D</p> </div> <div style="width: 35%;"> <p>ISSUE DATE APRIL 18, 1984</p> </div> </div>
<p>DATE</p>	<p>REVISIONS</p>
5-1-84	PRELIMINARY REVIEW
5-10-84	PRELIMINARY COMMENTS
5-24-84	ARCH COMMENTS

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ not be granted.

Therefore, IT IS ORDERED by the ^{County} Zoning Commissioner of Baltimore County, this 22nd day of October, 1984, that the herein Petition for Variance(s) to permit a maximum building width of 852 feet in lieu of the maximum permitted 300 feet, in accordance with the site plan prepared by Daft, McCune, Walker, Inc., revised July 24, 1984 and marked Petitioner's Exhibit 1 and the CRG plan, revised May 24, 1984 and marked Petitioner's Exhibit 4, is GRANTED, from and after the date of this Order.

Jan M. H. [Signature]
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE October 23, 1984
BY May [Signature]
ADMINISTRATIVE ASSISTANT

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly

PROJECT NAME: Charlestown Phases I, II, III, IV PRELIMINARY PLAN
PROJECT NUMBER: CRG Agenda 5/24/84 11:00 AM TENTATIVE PLAN
LOCATION: 3/5 of Sulphur Rd. N. of Wacchilli Avenue DEVELOPMENT PLAN
DISTRICT: 1 FINAL PLAT
Comments:

- On site fire flow test is required to be conducted by Baltimore County Fire Protection Engineer. Minimum size fire mains shall be 8 inches or larger.
- Fire hydrants shall be spaced at 300 feet intervals from all proposed buildings.
- Site plan fails to show 18 foot access roads to Phas IA and Phase II and III, proposed buildings for emergency fire apparatus.
- Proposed buildings are to be designed and constructed in accordance with the Fire Prevention Code and the NFPA 101 Life Safety Code.

BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments Date: May 7, 1984
From: Dept. of Recreation and Parks

Project Name: CHARLESTOWN Preliminary Plan
Project Number: Development Plan
Location: Maiden Choice Lane @ Wilkens Ave. Final Plat
Districts: 1, C-1 CRG PLAN (Revised 5/1/84)

COMMENTS:

The Local Open Space proposed is acceptable as shown. No further development will be allowed in these Local Open Spaces.

Albert R. Svehla, Jr.
Facilities Coordinator

AJS:bq

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, CRG Date: May 8, 1984
FROM: C. E. Ruppel, Chief, Building Plans Review C.E.B.
SUBJECT: Charlestown Phases IA, II, III, IV

The developer and designer may or may not be aware of the following areas in the Building Code:

If an existing building is of a type of construction requiring perimeter set back in order to meet the height and area requirements of the Building Code, you shall respect that setback in laying out the new structures. See Table 505, Table 401, Section 505, Section 506.0 and also Sections 401 thru 405.

This separation is known as "fire separation, exterior fire exposure" and the method of measurement from interior lot lines, street lines or other buildings on the same lot are described on page 29 of the 1981 B.O.C.A. Code under definitions.

It shall be the designers responsibility to determine the existing structures construction classification, height and allowable area which will help determine the required setback from each imaginary dividing line between it and the new or proposed structures.

Additionally where exterior walls have openings and/or where openings of adjacent buildings occur above the roof at other buildings Section 1411.0 thru 1411.5 presents specific requirements for exterior wall opening protectives.

Section 809.4 requires emergency windows for rescue purposes of all "R Use Group" structures four stories or less. Should the structures need to use Section 506.2 to meet the height and area requirements of the Code then compliance to Section 1406.1.1 would also be required. Section 1406.0 should be thoroughly reviewed for compliance where a number of buildings such as this are proposed. It has its advantages as well as requirements. Buildings of all uses except use group "I" which are over 15'0" in height from the lowest point at grade to roof level currently require an approved fire suppression system. All use group "I" buildings require sprinklers regardless of height.

Where buildings may be of mixed uses Table 505 should be carefully reviewed for the more stringent height and area requirements.

The nursing home structures will be classified as Institutional uses. Structures used for residential purposes will be classified as R-2 uses and any other uses shall be classified under one of those listed in Section 301.1. See also Section 312.0 for incidental uses. Tenant separations where applicable are not less than one hour horizontally and vertically as amended in Table 401, Bill 4-82.

Page two
Catherine Warfield, CRG

May 8, 1984

Fire Department access for fire fighting and rescue purposes shall be determined by the Fire Department. 18'-0" fire lanes providing access to the required open perimeter is required in Article 5 of the Building Code.

Compliance to the State of Maryland Handicapped Code and the 1981 B.O.C.A. Code Section 515.0 are required. Parking spaces shall not be located in a position that requires the handicapped to pass behind parked vehicles. All necessary curb cuts, walks, ramps, signs, handicapped living units, entrances to buildings, etc., shall be located on the plans.

Should any structure exceed 75'-0" in height from the lowest elevation to roof level it shall be required to comply with Section 629.0 high rise requirements.

Arranging large buildings in a manner to form interior courts when a thirty foot open space is not required can readily be done. However, it should be noted this could create an unfavorable condition. Should fire fighting or rescue operations be needed on this interior court side of any of the affected structures, it may not be possible to get life saving aerial ladders, and other equipment into position in such locations.

Location of fire lines to the proposed nursing home do not appear to be clearly illustrated on the plan nor do there appear to be any hydrants clearly indicated.

Should the building permit application be scheduled for late in 1984, the 1984 B.O.C.A. may be in effect by that time. It is currently in the primary stages of review before presentation for adoption. Any permits filed after the new effective date of the adoption shall comply to the 1984 Edition and its amendments, assuming it is adopted.

Separate permits will be required for each structure, paving, lighting, elevator and other miscellaneous items. A fee schedule listing permits and fees can be obtained at the Permit Desk in Room 100 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204. For phone assistance on permit applications contact the Building Permit Application Department at 494-3900.

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Charlestown Phases I, II, III, IV
Subdivision Name, Section and/or Plat
St. Charles Assoc. Ltd. Developer and/or Engineer
Herbert Run 53.5 107.94 Pub. Sewer
Watershed No. of Lots Total Acreage Water Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 434-2762.
- Soil percolation test have been conducted. Revised plans must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 434-2762.
- Public sewers ☒ public water ☒ must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, ☒ has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, ☒ be approved as submitted subject to the following conditions noted: in the attached memo dated May 23, 1984 and as noted below.
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

Development of this site is subject to the City's
sanitary allocation schedule. Private County use
certificates must be obtained prior to approval of a second
plat.

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford Date: May 23, 1984
FROM: Stephanie A. Taylor
SUBJECT: ENVIRONMENTAL EFFECTS REPORT CHARLESTOWN
CRG MEETING MAY 24, 1984 11:00 AM.

PLAN REVIEW NOTES

- Elderly housing development with 535 units on 107.94 acres.
- Public water and sewer proposed.
- Not in reservoir watershed.
- Herbert Run crosses site.
- Wetland soils include Codorus (Cu) and Fallsington (Fs.).
- Stormwater management is required.
- Proposed impervious area is 13.91 acres.

RESPONSES

Environmental Effects Report is approved, subject to the following conditions:

- No development is allowed in Fallsington (Fs) soil.
- The owner agrees, in writing, to comply with the following Best Management Practices at this site:
 - All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
 - Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedules: May through October, concurrent with grass mowing; November through April, monthly.
 - Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
 - Filling will not occur in grassed or lined drainage ditches or swales.

SAT:pms

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert A. Morton Date: May 23, 1984
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Charlestown Phases IA, II, III, & IV C.R.G. PLAN: Y
PROJECT NUMBER & DISTRICT: 101 DEVELOPMENT PLAN:
LOCATION: Maiden Choice Lane and Wilkens Avenue RECORD PLAT:

The existing southernmost entrance on Maiden Choice Lane needs to be relocated to the north as recommended previously.

The 3- parallel and 6- perpendicular parking spaces on the main loop road need to be eliminated.

The southernmost entrance for the parking lot in front of the proposed building at FF elevation 65 needs to be eliminated.

The sight distance for the entrance for the proposed building at FF elevation 45 needs to have adequate sight distance by relocating the entrance 75ft. to the north.

The two easternmost entrances on the inside of the curve in front of Phases IA and II need to be eliminated.

The edge of the building over the loop road needs to be set back 20ft. from the edge of the road on the inside of the curve.

Clearing and grading on the inside of curves will be needed for adequate sight distance.

A pedestrian walkway to the shopping center will be needed.

CRM/GNJ/ccm

C. Richard Moore
C. Richard Moore
Acting Deputy Director
Traffic Engineering

AUG 1 1984

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: May 24, 1984

PROJECT NAME: CHARLESTOWN Section 1A, II, III & IV PLAN XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT I-225 PLAN EXTENSION
REVISED PLAN
PLAT

A suitable pedestrian walkway connecting the Charlestown project to the Wilkens Beltway Plaza Shopping Center must be provided. This walkway must be an addition to the walkway proposed on or adjacent to Maiden Choice Lane. This property is located in the Patapsco Sewershed and is subject to the allocation system presently in use.

Eugene A. Bober

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING

DATE: May 23, 1984

PROJECT NAME: Charlestown Phases 1A, II, III & IV PLAN: May 24, 1984
LOCATION: DEVELOPMENT PLAN:
DISTRICT: 1st Election District PLAT:

The following comments were written on the plan dated May 16, 1984:

1. There is a conflict with the proposed three-seventy unit buildings and associated parking areas and the site plan approved via a zoning Variance Case No. 83-91-A. The site plan and legal description for the Variance hearing covered not only existing buildings 1-6 but a building envelope surrounding them. The proposed three-seventy unit buildings and parking areas are within this envelope area and were not shown on the plan approved by Case No. 83-91-A. It is the opinion of the Deputy Zoning Commissioner Jung that this new proposal does not fall within the spirit and intent of the Variance which was granted to allow the conversion of existing buildings to a life care facility. A Special Hearing will be required in order to amend the site plan in accordance with aforementioned revisions.
2. The following revisions should occur prior to CRG approval:
 - a. A 75 ft. wide buffer is required for the parking area shown as "for special functions at chapel" between the Roland Zaiser home and the parking lot.
 - b. Four foot high compact screening is required for the parking area that immediately adjoins the Little Sisters of the Poor property.
 - c. The maximum height of any new buildings is 50 ft. in D.R. 5.5 and D.R. 10.5. The required distance between buildings with an average height of more than 40 but not more than 50 feet is 60 feet. A note

CRG approval would be contingent upon the outcome of the zoning hearing.

Di:aj

DIANA ITTER
Zoning Associate III

should be included in the general notes concerning the proposed height.

- d. The maximum length of any new buildings is 300 ft. outside the residential transition areas. Of chief concern is the units shown in Phases 1A and II.
3. The question concerning the density on the overall site has been resolved through an agreement reached between the People's Counsel and attorney for the petitioners. This agreement is satisfactory to the Zoning Commissioner.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

DATE: May 23, 1984

PROJECT NAME: Charlestown, Phases 1A, II, III and IV
PROJECT NUMBER: #84099
LOCATION: Maiden Choice Lane and Wilkens Avenue
DISTRICT: 1C1

The Plan for the subject site, dated April 18, 1984 and revised May 1, 1984, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS: Previous comments, dated October 18, 1983, are no longer valid. All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

The proposed private utilities and roads shall be drawn on County Standard Linens and shall follow County Standards for size, materials and construction details, and shall be submitted to the Bureau of Public Services for review and approval.

The construction of private utilities shall be inspected by a private inspection firm under the supervision of the Baltimore County Bureau of Construction Inspection, Department of Public Works. The construction shall be certified by a Professional Engineer prior to approval for occupancy by the Department of Permits and Licenses.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

Under Bill No. 56-82, security shall be posted prior to the issuance of building permits unless the posting of such security is deferred. The security shall be posted prior to the recording of the plat.

Project #84099
Charlestown, Phases 1A, II, III and IV
Page 2
May 23, 1984

GENERAL COMMENTS: (Cont'd)

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The plan is satisfactory pending conformance with the following comments.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat.

In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.

The contours on the plan reveal rather excessive grading. The Developer's engineer is cautioned not to exceed the maximum set by Baltimore County Standards, which include benching at 15-foot vertical intervals.

Any manmade embankment over 10 feet vertically shall be designed and/or approved by a soils engineer. The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by a soils engineer."

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

HIGHWAY COMMENTS:

Maiden Choice Lane is an existing road, which shall ultimately be improved as a 54-foot street cross-section on a 70-foot right-of-way.

The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

- a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.

Project #84099
Charlestown, Phases 1A, II, III and IV
Page 3
May 23, 1984

HIGHWAY COMMENTS: (Cont'd)

- b. The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

- c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

- d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.

- e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

- f. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.

- g. The relocation of any utilities or poles as required by the road improvements.

The interior roads are considered private and shall be the Developer's full responsibility for construction and maintenance.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Driveways shall be constructed in accordance with Baltimore County Standards (Detail R-15A), with depressed curb and 7-inch concrete aprons within the right-of-way.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Project #84099
Charlestown, Phases 1A, II, III and IV
Page 4
May 23, 1984

HIGHWAY COMMENTS: (Cont'd)

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deducing in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problems which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Project #84099
Charlestown, Phases 1A, II, III and IV
Page 5
May 23, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended.

The Developer must furnish the Bureau of Public Services with a drainage study containing the following information:

- a. A map of scale 1"=200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.
- b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. A profile of the stream.
- d. A plan with the location of the field run cross-sections indicated.
- e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U. S. Corps of Engineers Computer Program MEC-2."

Project #84099
Charlestown, Phases IA, II, III and IV
Page 6
May 23, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

- f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location) with estimated construction costs included, to verify his selection.
- g. The stream is to be cleared of all fallen trees, stumps and debris.

In accordance with Bill No. 56-82, filling within a flood plain is prohibited.

Sediment control provisions will be required for the building permit application and for any grading involved.

WATER AND SANITARY SEWER COMMENTS:

The previous comments from the Baltimore City Water Division are generally still valid. The revised site plan will also be submitted to Baltimore City and if the City has any comment, it will be forwarded.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The total Water and Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

Project #84099
Charlestown, Phases IA, II, III and IV
Page 7
May 23, 1984

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

This site is subject to the sewer allocation policy as established by the Baltimore County Council.

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer, to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

- All proposed lines will be marked with size of line and type of pipe.
- Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.
- Invert elevations for all proposed cleanouts and/or manholes.
- Proposed elevations and grades of proposed building floor elevations and finished grades.
- Percent grades between cleanouts and/or manholes.
- Proposed location of connection to each building.
- The number of dwelling units in each building.
- Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

EAH:PKH:iss

cc: File

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #23 Zoning Advisory Committee Meeting are as follows:

Property Owners: St. Charles Associates, Ltd., N/W from c/l Wilkens Avenue
Location: 1539' NW of the Centerline
Existing Zoning: D.R. 3.5, D.R. 10.5 and C-2
Proposed Zoning: Variance to permit a maximum width of building elevation to permit a building width of 852'.

Acres: 24.58
District: 1st.

The items checked below are applicable:

A All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

B A building/other permit shall be required before beginning construction.

C Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 401, Item 2, Section 1401 and Table 1402, also Section 503.2.

F Requested variance appears to conflict with the Baltimore County Building Code, Section 5.

G Change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H Before this office can comment on the setbacks and separations, the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I Comments - All proposed structures over 15'-0" require sprinklers. Others requiring sprinklers are noted in Section 1702.0. Show handicapped parking, access routes to structures from parking lots, ramps, curb cuts, etc. The various buildings shall comply with Section .03 of the State Handicapped Code and/or Section 515.2 / 515.3 as may be applicable. The most stringent Code Applied Section 101.5.

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman, Chief
Plans Review

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S Maiden Choice Lane,
1,539' NW of the Centerline : BALTIMORE COUNTY
of Wilkens Ave., 1st District
ST. CHARLES ASSOCIATES, LTD., Case No. 85-69-A
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223 Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 20th day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to J. Carroll Holzer, Esquire, Holzer, Maher and DeMilio, 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. Robert F. Bradley, Daft-McCune-Walker, Inc., 530 E. Joppa Rd., Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

DAFT-MCUNE-WALKER, INC.

530 East Joppa Road
Towson, MD 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers

Description

24.58 Acre Parcel, Part of "Charlestown", Northeast Side of Maiden Choice Lane, Northwest of Wilkens Avenue, First Election District, Baltimore County, Maryland.

This description is for zoning purposes only.

Beginning for the same on the northeast side of Maiden Choice Lane, at a point located 15 feet, more or less, northeasterly from a point on the center line of said Maiden Choice Lane, said last mentioned point being distant 1539 feet, more or less, as measured northwesterly along said center line of Maiden Choice Lane from its intersection with the center line of Wilkens Avenue, running from the aforementioned beginning point, binding on said northeast side of Maiden Choice Lane, three courses: (1) North 48 degrees 10 minutes 41 seconds West 260.00 feet, (2) North 47 degrees 48 minutes 39 seconds West 305.56 feet, and (3) North 46 degrees 59 minutes 21 seconds West 272.00 feet, thence six courses: (4) North 40 degrees 07 minutes 00 seconds East 480.00 feet, (5) South 49 degrees 53 minutes 00 seconds East 250.00 feet, (6) North 40 degrees 07 minutes 00 seconds East 300.00 feet, (7) North 49 degrees 53 minutes 00 seconds West 250.00 feet, (8) North 40 degrees 07 minutes 00 seconds East 540.00 feet, (9) South 49 degrees 53 minutes 00 seconds East 875.00 feet, and (10) South 41 degrees 43 minutes 45 seconds West 1353.04 feet to the place of beginning.

Containing 24.58 acres of land, more or less.

Our File No. 82028-B
July 17, 1984

LAW OFFICES
HOLZER, MAHER & DEMILIO

305 W. CHESAPEAKE AVENUE
SUITE 101
TOWSON, MARYLAND 21204
(301) 875-6960

WASHINGTON, D.C. OFFICE
226 SHORECHURCH BUILDING
801 15TH STREET, N.W.
WASHINGTON, D.C. 20005

TOWSON

September 18, 1984

Mr. John Erickson
Charlestown
711 Maiden Choice Lane
Catonsville, Maryland 21228

RE: Photographs
Our File No. 5086

Dear John,

I would appreciate your forwarding the photographs of the model which was utilized in the Zoning Hearing to me as soon as you get them developed. I received a call from Deputy Zoning Commissioner, Jean Jung's secretary asking me to submit the photographs as promptly as possible. If there is any problem, please feel free to call me.

Very truly yours,
J. Carroll Holzer, Esquire

JCH:lm

cc: Deputy Zoning Commissioner, Jean Jung

Little Sisters of the Poor
601 Maiden Choice Lane
Baltimore, Maryland 21228

September 10, 1984

To Whom It May Concern:

This letter is to certify that Mr. Fred Byrnes is representing the Little Sisters of the Poor at the Zoning Meeting in reference to the property adjacent to our home.

Thank you for your kind consideration.

Respectfully,
L. Margaret Byrnes
Administrative

DAFT-MCUNE-WALKER, INC.

530 East Joppa Road
Towson, MD 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers

July 18, 1984

Office of Planning and Zoning
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Mr. Nicholas B. Commodari

Re: Charlestown
Our File No. 82028-B

Gentlemen:

Enclosed are three original copies of our Petition for Zoning Variance along with seven property descriptions and ten copies of the Plat To Accompany Zoning Variance. Our check for \$200.00 is also enclosed to cover processing and hearing fees.

On June 27, 1984, we met with Mr. Jean Jung, Deputy Zoning Commissioner, in order to comply with your Department's recommendation made at the Charlestown C&G Meeting to review said plan with Mrs. Jung due to the substantial changes in the plan since the original variances were granted. On October 18, 1982, certain variances were granted under case number 83-91-A for the existing portion of this project. Since that time, a plan for the entire project was approved by the County Review Group.

Mrs. Jung felt that a Special Hearing was in order due to the substantial changes in the plan presented at the 1982 Hearing. Also, she suggested that we request variances for the proposed work at that time.

This Petition for Zoning Variance, therefore, is to request a variance for overall building width from the 300 foot required to 852 feet. The variance granted as mentioned above approved a variance for a building width of 843 feet. This Petition also requests a Special Hearing to review the changes to the Site Plan.

Due to our timetable and the delay in reaching this decision, Mrs. Jung advised us that she would ask your office to expedite this Petition so that it could be heard by the end of August. Your cooperation would be greatly appreciated.

Office of Planning and Zoning
Page 2
July 18, 1984

As always, please contact this office if you require additional information or have questions.

Very truly yours,

DAVE MCCUNE-WALKER, INC.

Robert F. Bradley
Robert F. Bradley
Partner

RFB:cm

Enclosures

cc: Messrs. John Erickson and Carroll Holzer/With Enclosures

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 8-22-84
Posted for: James
Petitioner: St. Charles Associates, Ltd.
Location of property: N/S of Maiden Choice Lane, 1,539 ft. NW of the centerline of Wilkens Avenue
Location of Sign: N/S of Maiden Choice Lane approx. 1700 ft. NW of the c/l of Wilkens Ave.
Remarks:
Posted by: James Signature Date of return: 8-24-84
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUGUST 23, 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 23, 1984.

THE JEFFERSONIAN,

18 Kentz
Publisher

Cost of Advertising 20.00



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 22, 1984

J. Carroll Holzer, Esquire
305 West Chesapeake Avenue
Suite 110
Towson, Maryland 21204

RE: Petition for Variance
N/S of Maiden Choice Lane, 1,539' NW of the center line of Wilkens Ave.
1st Election District
St. Charles Associates, Ltd. - Petitioner
Case No. 85-69-A (Item No. 23)

Dear Mr. Holzer:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M.H. JUNG
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMJ:mc

Attachments

cc: People's Counsel

Sr. Margaret Regins, Administrator
Little Sisters of the Poor
601 Maiden Choice Lane
Baltimore, Maryland 21228



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 7, 1984

J. Carroll Holzer, Esquire
305 West Chesapeake Avenue
Suite 110
Towson, Maryland 21204

RE: Petition for Variance
N/S Maiden Choice Lane, 1539' NW of the c/l of Wilkens Avenue
St. Charles Associates, Ltd. - Petitioner
Case No. 85-69-A (Item #23)

Dear Mr. Holzer:

This is to advise you that \$41.20 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 135825

DATE: Oct. 23, 1984 ACCOUNT: R-01-615-000

AMOUNT \$41.20

RECEIVED FROM: J. Carroll Holzer, Esquire
FOR: Advertising & Posting Costs of Case #85-69-A
(St. Charles Associates, Ltd.)

6 100*****12001a \$23.6F

VALIDATION OR SIGNATURE OF CARRIER

August 23, 1984

J. Carroll Holzer, Esquire
305 West Chesapeake Avenue
Suite 110
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variance
N/S Maiden Choice Lane, 1,539 ft. NW of the c/l of Wilkens Avenue
St. Charles Associates, Ltd. - Petitioner
Case No. 85-69-A

TIME: 11:00 A.M.

DATE: Tuesday, September 11, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Robert F. Bradley
Deft-McCune-Walker, Inc.
530 East Joppa Road
Towson, Maryland 21204

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 131934

DATE: 7/23/84 ACCOUNT: R-01-615-000

AMOUNT \$100.00

RECEIVED FROM: *Deft-McCune-Walker*
FOR: *Advertising & Posting Costs of Case #85-69-A*

6 100*****100001a b264F

VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR VARIANCE

1st Election District

Petition for Variance

LOCATION: North side Maiden Choice Lane, 1,539 ft. Northwest of the centerline of Wilkens Avenue

DATE & TIME: Tuesday, September 11, 1984 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit maximum building width of 852 ft. in lieu of the maximum permitted 300 ft. building width

Being the property of St. Charles Associates, Ltd., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

August 23 19 84

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE
Maiden Choice La.

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 25 day of August 19 84, that is to say, the same was inserted in the issues of

August 22, 1984

PATUXENT PUBLISHING CORP.
By *Patuxent*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

VS.

CERTIFICATE OF PUBLICATION OF

Is Retirement
at Charlestown
the Answer for You?
Ask the Experts:



CHARLESTOWN
RETIREMENT COMMUNITY

AUG 1 1984

Your Kind of Place

CHARLESTOWN is secluded enough to be quiet and secure, but close enough to be exceptionally convenient. Charlestown is old enough to be famously historical, but modern enough to be uncompromisingly comfortable. Charlestown's landmark predecessor, St. Charles

College and Seminary, established a rich tradition of contributing to the spiritual well-being of society.

The new Charlestown community thrives on that same tradition.

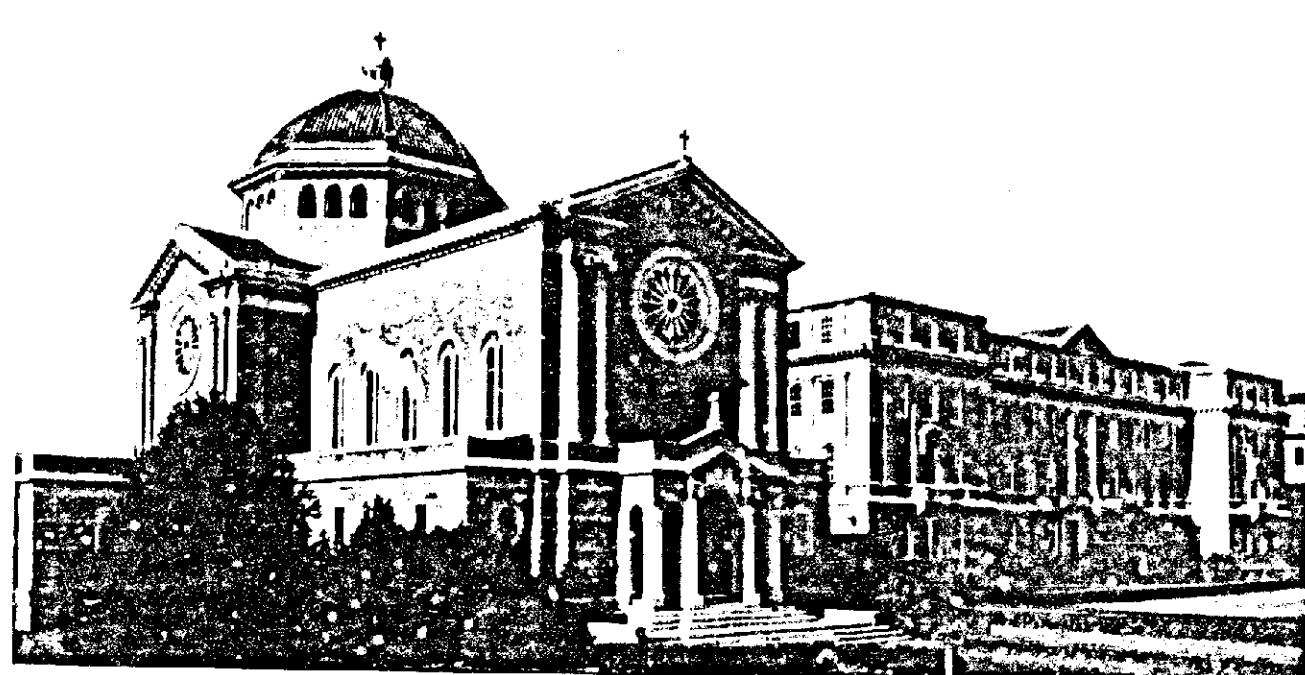
It is an ecumenical Christian community firmly committed to nurturing the spiritual growth of its residents.

And Charlestown is equally

committed to meeting the unique physical and social needs of its residents.

The Charlestown Retirement Community offers stately apartments, within an extraordinary environment, and at an affordable price.

But its best feature by far is that Charlestown is such a friendly place, active with people who truly care...



Ask The Residents

"I love the building, its location on the hill—particularly at night overlooking the lights of the city. And architecturally the outside was preserved, but the inside offers all modern conveniences. This place has atmosphere."

Jaap Van Opstal

"I enjoy the friendly atmosphere and especially the spiritual activities. Being with people is so important, and the people here are so friendly you are just drawn to them."

"Plus, my efficient apartment allows me to be alone when I desire, and to come and go as I please. I am very happy here at Charlestown."

Louise Coleman

"Being able to go to daily Mass, and associating with such friendly, helpful people my own age are among the many things I like about Charlestown. I enjoy the many activities, but it's also nice to be able to return to my apartment and lie down when I am tired."

Gertrude Fowler

"The people are very friendly and so easy to get along with. After dinner, Margaret and I will get up from the table and inevitably run into a group of friends at the table behind us. Then someone will call out, 'Hey, Fred,' and I'll find that it's another friend dining with his or her family. They'll want to introduce us. It can take forever just to leave the dining room, but it's a very friendly group of people and we love it. We're very grateful we were able to get over here."

Fred Brandt

It's nice to see our Mother happy again. For the last 3 years, Mom did not have a chance to be very active due to a stroke and a hip replacement operation. She finally did after almost a year of questioning and many tears on her part. But the results of the move are astounding. Mom loves it at Charlestown. She is now active and able to get to church. She earned life in a quality retirement community. She says, 'I don't miss the old house at all, and I'm glad I finally made the move.'

The Dugan Family

"The management and staff are very concerned with and caring toward the needs of all the residents, including their spiritual needs. The beautiful Chapel has become such an integral part of our Charlestown Community. I am very happy with my apartment here."

Virginia Mahon

...To A Fulfilling Future

Boston. The vaulted marble walls are acoustically perfect, and the 65-year-old Casavant Organ, with 2,200 pipes, is no less striking than every other feature of Charlestown's incomparable community Chapel.

This chapel, with its ethereal echoes of Seminars chanting Gregorian Chants, is a ready reminder of the prominent spiritual role St. Charles College played in this nation's development. That the community's new residents use the Chapel daily for Mass and throughout the week for various ecumenical services is an equally pleasing reminder...a reminder that the communicating and sharing of one's faith is the cornerstone upon which spiritual growth is built.



MOST Americans who were born in 1911—the year St. Charles College was rebuilt at Charlestown's present site—would have been pleasantly surprised if told they would live to enjoy the 1990's.

The way we live has changed dramatically since the turn of this century. We live much longer, and stay much healthier.

We live much more comfortably. Heat and air conditioning come with turning a dial. Phones and planes keep distant families within easy reach.

We have options. Perhaps they were better times—those days when parents of advancing age combatted loneliness and regained security by moving in with their children; perhaps not. It was a respectable custom, but one which all too often infringed on the lifestyles of everyone involved.

Today's option is designed especially for you. It combines a healthy, active environment and the services you will be needing with an atmosphere which caters to your spirit of independence.

Welcome to a better life! Welcome to Charlestown.

Questions & Answers

Charlestown is a practical and affordable answer to the special needs of the Baltimore area's elderly population.

It is natural that you would have a number of questions about what Charlestown offers.

We are pleased to have this opportunity to provide you with as much information as possible.

Q. What is Charlestown?
Charlestown is a life-care retirement community. It is operated by a non-profit organization (please see ownership and management information elsewhere in this brochure) committed to meeting the health needs and enhancing the social and spiritual interests of Baltimore-area residents age 62 or over.

Life-care communities stem from a relatively new but already proven concept. The unique benefits they provide retired individuals seeking to maintain an independent yet secured lifestyle are so desirable that the trend toward life-care communities is growing nationwide.

Charlestown is among the newest such communities in the United States. It is one of the best—and certainly one of the most affordable.

Q. What will I find at a life-care community?
You will find a home which caters to your needs. Your new apartment has been carefully designed for comfort and easy maintenance.

Plus, Charlestown's professional staff takes care of all outside maintenance and cares for the numerous crafts rooms, art studios, lounges and other special interest areas which are available to you.

All facilities at Charlestown are specifically designed for maximum convenience and comfortable access.

Q. Is health care available?
One of this life-care community's most attractive features is its attention to health care.

At Charlestown you will find that the emphasis is on quality and convenience. You cannot get more convenient than Charlestown's house doctor, in-house nursing staff, ground floor clinic and domiciliary care area.

We offer a detailed description of the many health services available at Charlestown elsewhere in this brochure.

Q. How is the food?
That is one of the first questions visitors to Charlestown ask. If you have joined us for one of our popular Sunday Brunches, or for any other meals, you already know why we rave about the food. The service is excellent, and there are ample portions of the many selections available.

Q. The insides sound active, but what have you got outside?
To start with, we've got 100 acres of manicured lawns, green fields and shady woods. You will enjoy pleasant walks through Charlestown's private 50-acre wooded bird sanctuary.

Charlestown sits atop an inordinately sunny hill overlooking the gleaming (by day) and enchanting (by night) Baltimore skyline.

Although certain areas will be temporarily interrupted by the construction of new facilities, there is plenty of easy access to the outdoors, and plenty of fresh air and pleasant scenery available to you on this famously peaceful former campus.

Q. Do you have gardening?
Did we forget to mention gardening? Of course we have gardening. With the acreage this community is built on, we could almost offer farming.

Each resident can have a plot for a private vegetable garden, and the residents' gardening club cares for the formal garden at the entrance.

Q. My dog loves the outdoors. Do you allow pets?
Pets are often as important to people as people are to pets. Yes, we welcome your present pet so long as it is not a nuisance.

The residents of Charlestown are overwhelmingly friendly toward pets, and typically greet all dogs by name as they are being led out for walks.

Q. Can I bring my car?
We have plenty of parking, including several spaces close to the entrances reserved for those with handicapped plates. Of course you are welcome to bring your car. And, before you ask, there is no additional charge.

Q. If I don't drive, is transportation available?
Charlestown has a new 12-passenger Courtesy Bus which makes trips several times a week to the supermarket and nearby shopping areas. Trips to major malls, museums, Harborplace and other areas of interest are also scheduled on a regular basis.

The residents set the schedule and destinations for the Courtesy Bus—and it is so convenient that many residents who have cars prefer to go by bus, with their friends.

Shopping—even grocery shopping—you will quickly learn, is more fun when you are not alone.

Q. It all sounds very good. But is there something you are not telling me?
There is plenty we are not telling you. We could not possibly sum up the varied activities and interests of two hundred residents in these few pages. But we are trying to answer the questions most often asked. After you have read through this brochure please feel free to call the Information Office (247-3400) with any additional questions you might have.

Q. How many apartments are there altogether?
There are 180 apartments in the five buildings which have been reconstructed during Charlestown's initial phase.

Many apartments are occupied by couples, many by single men and women, others by friends who have decided to live together. When all residents have moved into the final building undergoing reconstruction our population will be about 250.

Q. Is there a minimum age?
Yes. In order to qualify for residency at Charlestown a person (or his or her spouse) must be at least 62 years old.

Q. How near are you to filling up? Can I still get in?
We are virtually full at the time of this writing. But the demand for the personal services and healthy atmosphere which Charlestown offers is so great that we are planning new construction.

Q. The residents here are very pleasant and so eager to help one another.
There are plenty of activities. And the Chapel, well there is really no one word to express its beauty.

"Charlestown's staff is great. They try to take care of your problems as soon as possible—and always with a smile."

Terrie Sloetzer

Security & Spiritual Growth

It is a disturbing reality that personal and home security has become one of this country's major problems. Sociologists offer any number of reasons for the astounding increases in seemingly random violence to people and personal property. Economists note that personal security is beginning

to account for an increasing portion of every family's living expenses. At Charlestown you will feel secure—because you are secure.

Not only are you surrounded by a readily recognizable community of friends and neighbors who take a personal interest in your well-being, but Charlestown's professional security personnel monitor visitors to the buildings throughout the day and night.

They monitor the emergency call system—and are specially trained to respond quickly and effectively to health and other emergency situations.

They patrol the buildings and the grounds. And, on a very positive side, they particularly watch out for residents who need a little extra help.

THOUGH settled on the former campus of a prominent Catholic seminary, Charlestown is fully an ecumenical community—and one firmly committed to fostering the Christian principles of faith, hope, love and charity.

Charlestown is very active spiritually. The full-time director of its pastoral ministry counsels with residents individually and also coordinates the daily and weekly schedules

which include Mass in the Chapel, Bible discussion groups, the hosting of many Protestant services and arranging transportation to and from many area churches for their schedules of weekly and special services.

The many spiritual activities at Charlestown always draw a large and responsive fellowship. The residents' sharing of faith and their practicing of true Christian love and charity continues well beyond any meetings or services. It enhances the daily life within this genuinely friendly community and is one of many reflections of the superior quality and character of the residents who have been attracted to Charlestown.

I can attend Mass daily by just walking down the hall. And the Chapel...well, it's more beautiful than any I have seen in the many foreign lands I have visited.

"I enjoy the spiritual activities. And the security is very good."

"I am happy to call Charlestown home."

Teresa Gibson

Ownership/Management

TA Nonprofit Organization:
THE Charlestown Retirement Community is a nonprofit organization built on land purchased from St. Mary's Seminary and College.

From this Christian foundation, it is now committed to meeting the special needs of the Baltimore area's aging population.

Charlestown is committed to quality housing, quality health care. It is committed to providing a quality of living to its residents which they would not be able to find elsewhere.

And, Charlestown is committed to providing these services at an affordable price.

100% Refundable Entry Deposits:
CHARLESTOWN'S commitment to providing services at an affordable price is most evident in its offer to fully refund all entry deposits.

If you have investigated elsewhere, you have already discovered that the norm in Maryland and throughout the country is that the sizable entry deposit you pay to move into a community is generally a non-refundable expense.

There are two primary reasons why Charlestown can

offer a return of your entry deposit:

1. Charlestown has designed a special entry deposit system to alleviate the burdensome payment required of long-term debt. Unlike most life care communities, this system avoids the 30% and 40% long-term debt to equity ratios characteristic of the bond issue types of financing. The absence of long term debt provides the financial base to return 100% of each resident's entry deposit, and lowers your monthly fee as well.

2. The more expensive communities often feature a pooled-risk financial obligation through which all residents pay equally for all personal and medical services—whether used or not. At Charlestown, those basic services required by and used by all residents are covered by your moderate monthly fee—but some services required by only a small group of residents are paid for on a fee basis, rather than paid for by those who are not using them.

Charlestown's founding and development was sponsored by a group of personally committed private investors. GEICO Corp., the large Chevy Chase-based insurance company, joined this investment group after studying the development

plans and reviewing community needs and has underwritten the financial guarantee necessary for The Savings Bank of Baltimore to provide construction financing.

The efforts of this combined group to develop Charlestown without the expense of a long-term debt not only provides the financial base to return 100% of each resident's entry deposit, but also significantly lowers the monthly fees which residents pay.

Q. Charlestown is by far the best deal financially. But forget the return of your deposit—that's only money.

"What really appealed to me about Charlestown is that it is a Christian community. It nurtures spiritual involvement and growth."

Rudy Wilson

Your Kind of People

SEVERAL million dollars of beautiful new construction was convincingly eclipsed on December 27, 1983.

That was the day the first residents strolled down the inviting red-brick entranceway and into their new homes at the Charlestown Retirement Community.

Charlestown's facilities and apartments are unquestionably grand, but this community's real beauty is within its people.

They have brought with them a sense of personal warmth and spiritual strength that fills the spacious corridors and brightens their sharing of healthy new activities.

The residents have established a standard of excellence which the Charlestown staff tries in every way to equal. They come from diverse but compatible walks of life: retired executives...men and women who devoted their careers to public service...accomplished homemakers whose delicate

handiwork is as evident in the gentle manners of visiting children and grandchildren as it is in the exquisite quilts and afghans and myriad of lovingly accented fabrics one sees coming together daily amidst the casual conversations of new friends meeting in Charlestown's Cafe and lounges.

Charlestown is a lovely place—a lovely place easily out-charmed by the character of the people it has attracted. Your kind of people.

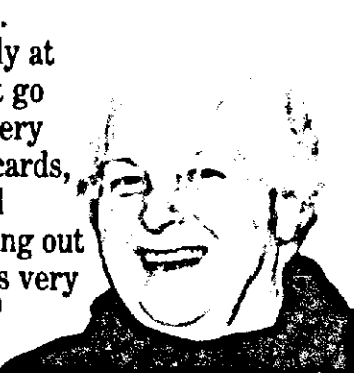


Experts

From A Prominent Past...

"I love it here. I have since first day I moved in. I was kind of lonely at home, and we didn't go out much. But it's very active here. Trips, cards, pleasant walks. And everybody is watching out for each other. I was very glad to see that."

Mary Doyle



"I am so thoroughly pleased with the whole setup of living here at Charlestown—being taken care of to such minute detail. I've probably never lived so carefully and satisfied in all my life."

Abel Landall



THE Charlestown Retirement Community has sprung to life on an historic wooded campus overlooking Baltimore's impressive skyline. It was formerly the home of St. Charles College.

Chartered in 1830, St. Charles College was the first minor seminary in the United States. It was devoted to the first six years (four years of high school and two years of college) of training young men to be Catholic priests. St. Mary's Seminary, founder of St. Charles, had been located in downtown Baltimore since 1791—the year the Sulpician Fathers first arrived from France under the direction of America's first Bishop, John Carroll. The Sulpicians were

specifically designated by the Pope to start this new country's first national seminaries.

The See of Baltimore, established in 1790, initially included the entire United States. The two seminaries started in Baltimore played a very prominent role in the subsequent growth of what is now the nation's largest religious denomination.

St. Charles College alone counts among its graduates 4,000 priests, 50 Bishops and Archbishops, and Cardinals Gibbons, Mooney, O'Connell and Shehan.

The college was initially housed on a site in Ellicott City, but those wooden structures were destroyed by fire in March of 1911.

Classes were immediately

resumed at the present site on Maiden Choice Lane, in a roomy cottage which professors at St. Mary's Seminary on Paca Street had been using as a summer villa.

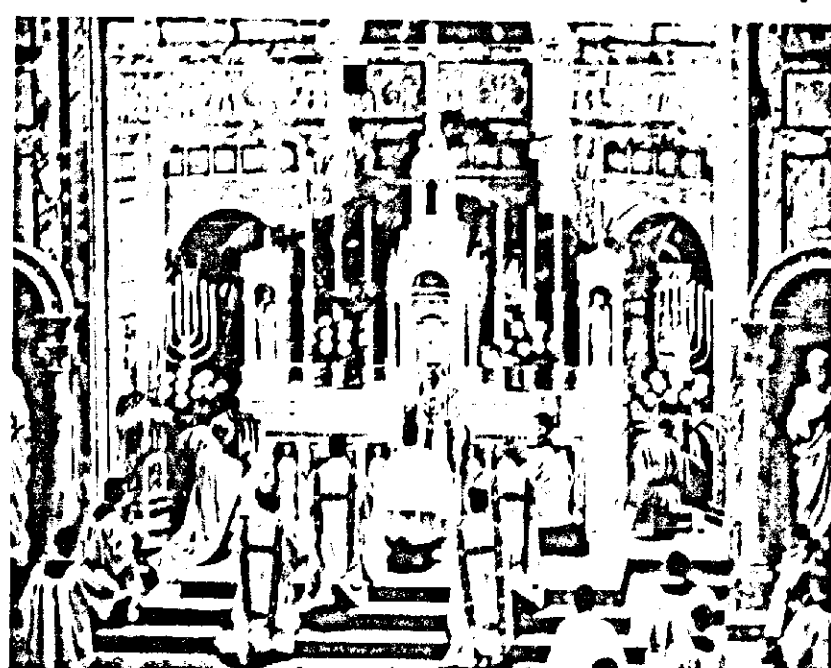
Almost as quickly, new foundations were laid, foundations which still support the Italian Renaissance-styled stone buildings into which Charlestown's first residents have already moved.

The interiors of these buildings were completely rebuilt during the past two years, but the extensive new conveniences which were added have been architecturally blended to preserve the historic atmosphere of Charlestown's exceptional setting.

One structure, however, has been left virtually untouched. It is Our Lady of the Angels Chapel.

If you have not yet seen this national treasure, you will understand upon your first visit why it has been so carefully preserved. Started in 1915 and completed over the next eight years, it is a wondrous work of marble and mosaic artistry.

The Chapel was built for the college by Baltimore's Jenkins family. It exquisitely blends a panorama of perfectly matched Carrara marble with rich mosaic designs and paintings by Bancel La Farge. Its pure stained glass windows are the work of Charles Connick, of

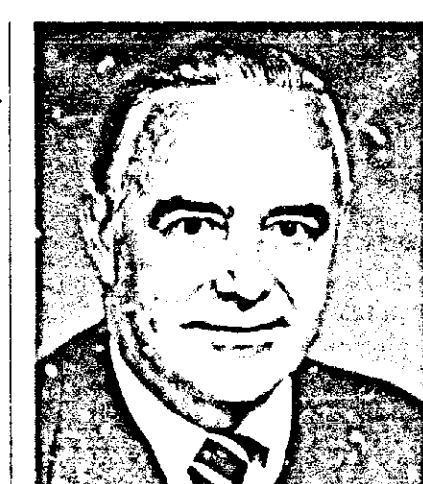


Charlestown's Leadership

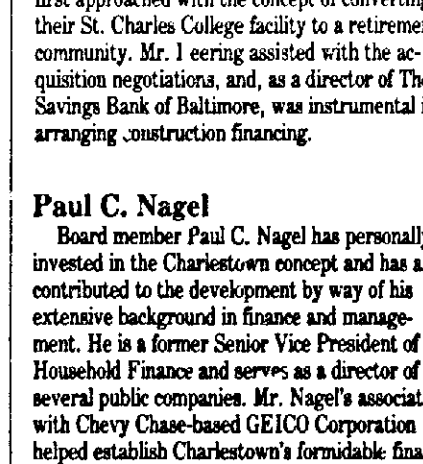
The members of the Charlestown Board of Directors have earned local and national prominence during their careers of distinguished community service:



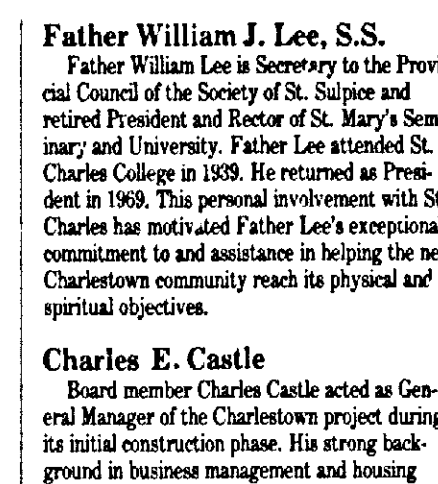
Richard B. Uhle
Richard B. Uhle, retired President and Chief Executive Officer of the Ohio Presbyterian Home, is Chairman of the Charlestown Board. During his 12 years with Ohio Presbyterian Home, that progressive group became a model system studied by life-care providers throughout the United States. With more than 1,000 residents provided for in seven locations, Mr. Uhle's extensive experience in administration, finance, building and development has proven especially valuable at Charlestown's development of site nursing and ancillary care facilities.



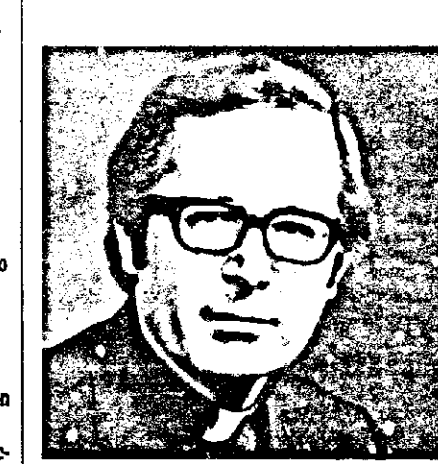
L. Patrick Deering
Board member L. Patrick Deering is Executive Vice President of Riggs, Counselman, Michaels & Dornen, Inc.—one of Baltimore's most respected insurance agencies. Through his earlier membership on the Board of St. Mary's Seminary and University, Mr. Deering became involved with Charlestown in September 1981, when the administration of the seminary were first approached with the concept of converting their St. Charles College facility to a retirement community. Mr. Deering assisted with the acquisition negotiations, and, as a director of The Savings Bank of Baltimore, was instrumental in arranging construction financing.



Paul C. Nagel
Board member Paul C. Nagel has personally invested in the Charlestown concept and has also contributed to the development by way of his extensive background in finance and management. He is a former Senior Vice President of Household Finance and serves as a director of several public companies. Mr. Nagel's association with Cherry Chase-based CICO Corporation helped establish Charlestown's formidable financing guarantees.



Larry Vander Maaten
Larry Vander Maaten is a prominent health care provider who operates a number of intermediate care nursing facilities throughout Maryland, Iowa and Illinois. His experience as a proprietor in the expanding field of delivering health care for the elderly will prove especially valuable at Charlestown's development of site nursing and ancillary care facilities.



Father Edward J. Frazer, S.S.
Board member Father Edward Frazer is the American Provincial of the Society of St. Sulpice, the religious order of priests which operated St. Charles College since its founding in 1830. The seminary of the Baltimore campus of the Society of St. Sulpice is a national center to serve the retirement community and to train men and women to minister to the elderly, in the fulfillment of a chartered dream for Father Frazer.

Your Health

QUALITY health care is one of your most essential needs, and at Charlestown you will find an outstanding emphasis on convenience of medical services and on personal medical care. Health maintenance—maintaining and/or restoring your good health—is one of our main areas of concern. The on-going personal attention from our medical staff assures a follow-up program virtually impossible to find in any other environment.

To show you the degree to which we are able to meet not only health emergencies, but to also deliver continuing care, please consider these facts:

Only at Charlestown will you find...

• An experienced full-time family practice physician treating patients from permanent offices located in the community's well-equipped clinic.

• The physician, his nurse and/or nurse practitioners are on-call to come to your apartment in the event of an emergency situation, or even just an illness which temporarily impairs your ability to travel even the short distance to the ground floor Clinic. We regularly make house calls.

• Your apartment is equipped with at least two emergency call systems (one near your bed, another in your bathroom). The

central emergency call station is monitored 24 hours a day, assuring prompt response to any situation. The on-premise medical personnel are equipped and fully trained to provide immediate care during the brief time it will take Baltimore County's emergency teams to arrive at your door. They are often able to treat you in your apartment for an emergency situation which would normally require your rushing to a hospital just for diagnostic purposes.

• Charlestown is just two miles from the exceptional facilities available at St. Agnes Hospital, should that level of care be needed; and Charlestown has an agreement with that hospital for its staff to monitor home health care assistance as required.



• Charlestown's extensive experience with Medicare and AARP/Prudential guidelines and procedures helps assure that nearly all of your medical treatment is reimbursable. Our administrative staff will help in your processing of the paperwork to further assure prompt and full payment.

• Charlestown has established on your behalf an agreement with a major nearby pharmacy which allows for not only free and prompt pickup and delivery of prescriptions, but discounts as well for all residents.

• Adjoining the new medical clinic, Charlestown offers a 12-bed domiciliary (infirmary) which allows close and personal observation of patients whose immediate health problems warrant this attention. People very often have no option these

Q. How often are meals served?

One of Charlestown's primary advantages is that you are freed from devoting energy to home maintenance, lawn care, unnecessary driving and other such bothers—and free to spend that time on the activities which really interest you. Your monthly fee at Charlestown also includes the preparation and service of a dinner every evening in your elegant Dining Room.

You can come at any time during the extended dinner hours, sit wherever you wish, and order from a selection of appetizers, entrees, vegetables, desserts and beverages. Special diets are also accommodated.

Fresh donuts and pastries are available for breakfast in the community Cafe on Main Street (Charlestown's active ground floor corridor). Soup and sandwiches are available in the afternoon. Plus, the community's in-house Convenience Store carries other food and snack items.

*For variety and as a convenience to residents entertaining family and friends, Sunday's meal is a buffet brunch.

Q. Will I pay for each meal?

Dinners on Monday through Saturday and your Sunday Brunch are included in the monthly fee. Cafe items are modestly priced and paid for as ordered to cover the expense of this convenience.

Q. How much are monthly fees?

We thought that mentioning them might lead you to ask. They vary according to the size of your apartment, and the number of occupants. Fees are covered elsewhere in this brochure—but we will venture to guess that if you have investigated other life-care communities or retirement options that you are going to be very pleasantly surprised by Charlestown's fee structure.

Q. You also mentioned Main Street. What is that?

Main Street is the center of activity at Charlestown. It is the wide, carpeted corridor which flows through the ground floors of the larger buildings.

Along Main Street you will find the Cafe and Convenience Store which we have already mentioned. You will also find a Post Office, a Beauty and Barber Shop, a full service branch of The Savings Bank of Baltimore, the Pharmacy's Gift and Notions Shop, the television lounge...laundry



room...Library...Crafts Rooms...Dance Studio...Therapeutic Spa...Exercise Gymnasium...Photography Studio...TV Studio...and much more. Main Street, as you will see, is the friendly center of Charlestown's individual and group activities.

Q. Do you really have all those facilities?

Most of that array of facilities is already in place. Residents are busy taking advantage of them. All of them, and more, will have been equipped and opened by the end of Summer, 1984.

To get an idea of how active life at Charlestown was with only a sprinkling of these areas available, please be sure and read "A Day in the Life of Charlestown" which we have reprinted from the March 1984 newsletter. That article will give you a very good feel for what you can expect upon moving into this friendly community.

Q. Is the Chapel used only for Daily Mass?

Charlestown's landmark Chapel is used by residents for a variety of spiritual and cultural events. The Daily Mass attracts a large number of residents, but Sunday eucharistic services are equally attractive to residents and area ministers alike.

Renowned for its acoustical perfection, Our Lady of the Angels Chapel is also becoming an important center for the performing arts. Charlestown residents were treated this past season to a series of "Mozart Afternoons"—Sunday afternoon concerts performed by the UMBC Symphony under the direction of Robert Gerle.

Choirs, instrumentalists and choral groups regularly provide afternoon or evening performances for Charlestown residents and invited guests.

"The greatest advantage is that instead of stopping by the community and making rounds, I will be there daily with the residents."

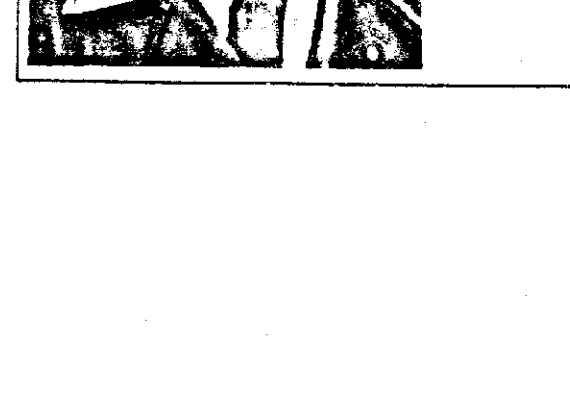
"The benefits of this proximity in dealing with emergency situations is obvious, but by seeing people on a day-to-day basis we can also help prevent a number of crises. For example, by carefully treating and monitoring hypertension, we can prevent heart disease."

"And, with patients who might already have suffered an acute episode—a heart attack, or stroke, or arthritic inflammation, etc.—we can work toward preventing it from further deterioration and, in many cases, help speed the recovery."

Dr. Robert A. Barbel

"The staff and residents are always friendly, but I especially appreciated the cooperation of the medical staff during my husband's convalescence. And we have received wonderful service from the convenient ground floor Pharmacy."

Bessie Tallman



Included in your monthly fee is a premium for special coverage under the AARP/Prudential supplemental insurance program. This policy, combined with the Medicare coverage you are already receiving, provides you with full coverage of nearly all applicable medical expenses.

By the Spring of 1985, we hope to have completed a beautiful new four-story building which will offer a wide selection of those apartments which our years of research and experience have shown to be most in demand by retired couples and individuals.

Q. How should I go about choosing an apartment?

You should come by the Information Office and let our courteous counselors show you what is available. Every visit you make to Charlestown, for whatever reason, is a welcome and ideal way to gain a better sense of the friendly community atmosphere. We are sure that the more you see of Charlestown, the more you will like it and look forward to your move.

Q. Will residents of the new building be able to take advantage of the facilities and services available to Charlestown's original residents?

Of course. Not only will they have the same convenient access (all buildings are connected by spacious, well-lighted corridors so there is no need to walk in the cold or rain) to all facilities, but there will be 8,000 square feet of additional community features built into the new building which will be available to all Charlestown residents.

Please ask at the Information Office about those new features.

Q. Is Charlestown open to everybody?

Charlestown is a Christian community which does not discriminate against any individuals or groups. But residents of Charlestown have to meet two

primary qualifications: They have to be healthy enough to live comfortably on their own or with their spouse; and they have to be financially secure enough to provide assurance that they can meet the community's modest cost of living.

These two qualifications are enforced for the greater good of the community as a whole.

Q. How can I find out if I qualify?

Our community counselors can provide general information, but the only sure way to determine if you qualify for residency is to file an application for review and acceptance with Charlestown's administration office. This is explained in greater detail elsewhere in this brochure.

Q. You have mentioned that Charlestown is one of the only life-care communities which offers a 100% refund on my entry deposit. How does that work?

It works very well, and very much to your benefit. Should you give up your apartment for whatever reason, and no longer be under the care of Charlestown, your entire entry deposit will be refunded as soon as the apartment is re-occupied.

Since we are already building a waiting list, the chance of any available apartment being re-occupied promptly is obvious.

If you have not yet seen Charlestown, just one visit will show you why it is so popular—why Charlestown is so highly regarded as one of the best and certainly one of the most affordable life-care communities in the United States.



Werner Kern